

THE GROVE PHASE 2 LOT 23
 OR 561 P 753 OR 626 P 797
 OR 658 P 108 OR 956 P 169

HALVORSEN BENJAMIN/HALVORSEN SARAH
 89 SAND PINE TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-056-307-09944-023

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 90
Exterior Wall	21	STONE	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms			4 100
Bathrooms			3.5 100
Story Height			0 100
Stories	1.		1. 100
Fireplace	01	FIREPLACE	100
Units			0 100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	307.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,358	100	2006
FGR	442	50	2006
FOP	56	30	2006
FSP	349	55	2006
PTO	160	5	2006
TOTALS	3,365		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,796	126.0000	119.70	334,681	2006	2008	0	0	15.00	85.00
1 SINGLE FAM 100% - 2015 Heated Area: 2358 HX Base Yr 2015											
BLD DATE	05/16/2017	FRSR	LGL DATE	04/12/2009	JBBH						
XF DATE	05/16/2017	FRSR	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				284,479	
TOTAL MARKET OB/XF VALUE				4,191	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				343,670	
SOH/AGL Deduction				92,673	
ASSESSED VALUE				250,997	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				200,997	
TOTAL JUST VALUE				343,670	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				389,966	
INCR EYB 2006-2008 HVAC B23-222 CC 3/22/2023					
NAME ADDR LINES UPDATE CONV					
5 YR CHK NO CHANGE					
LN 4					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B23-000222	HVAC CHANGE OUT-C		03/20/2023		
20051900	SFD - CO 5/16/6	0	11/28/2006		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
0956/0169	11/14/2014	WD Q	Q I	01	232,000
GRANTOR: KIRKSEY OTIS W & KARE					
GRANTEE: HALVORSEN BENJAMIN					
0658/0108	5/17/2006	WD Q	Q I		336,400
GRANTOR: WAKULLA BUILDERS, LLC					
GRANTEE: KIRKSEY OTIS W. & K					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2006] W31 S9 PTO=[YR=2006] W16 S10 E16 N10 S6					
FSP=[YR=2006] S4 W32 S8 E16 S3 E19 N15 W3 S E3 S15 W19 N3 W16					
S33 E4 S2 E10 N2 E3 N5 E11 FOP=[YR=2006] S4 E10 N6 W8 S2 W2 S					
E2 N2 E12 FGR=[YR=2006] S13 E11 N2 E10 N20 W21 S9 S N9 E21					
N44 S.					

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0210	CONCRETE D	0	100	0	0		1,918.00	6.00	100	2006	2006	3	27	3,107
3	0211	CONCRETE W	0	100	58	4		232.00	SF 6.00	100	2006	2006	3	27	376
4	0625	PORT WD UT	0	100	11	16		176.00	SF 6.00	100	2015	2015	3	67	708

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							