

THE GROVE PHASE 2 LOT 39
 OR 561 P 753
 OR 649 P 270 OR 681 P 357

QUISENBERRY DAVID/QUISENBERRY LAURA
 260 SAND PINE TRAIL
 CRAWFORDVILLE, FL 32327

2024

00-00-056-307-09944-039

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
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	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		3	100
Story Height		0	100
Stories	1.	1.	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	2,296	100	2006
FGR	460	50	2006
FOP	306	30	2006
FSP	180	55	2006
PTO	152	5	2006
TOTALS	3,394		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2021									Heated Area: 2296 HX Base Yr 2021	
BLD DATE	06/08/2017	FRSR	LGL DATE	04/12/2009	JBBH								
XF DATE	06/08/2017	FRSR	LAND DATE										
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				263,223		
TOTAL MARKET OB/XF VALUE				5,637		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				323,860		
SOH/AGL Deduction				77,197		
ASSESSED VALUE				246,663		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				196,663		
TOTAL JUST VALUE				323,860		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				337,531		
FR 5 YR CK, PU XFOB						
2020 VALUES FROM LAKE CO						
ADD HX & PORT FOR 2021-QUISENBERRY PORTED						
EMLD LAKE CO REQ FOR PORT-QUISENBERRY						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000626	POLE BARN	0	06/25/2021			
20000168	MECH	0	04/30/2020			
2006693	SFD - CO	0	04/20/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/0526	10/23/2020	WD U	I	I	18	339,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: QUISENBERRY DAVID &						
1142/0292	2/27/2020	CT U	I	I	12	100
GRANTOR: BOWYER GREGORY						
GRANTEE: FEDERAL NATIONAL MO						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2006] W24 PTO=[YR=2006] N5 W19 S8 E19 N3\$ S3						
FSP=[YR=2006] S6 W8 S6 W11 N12 E19\$ S6 W8 S6 W11 N12 W19 S49						
FOP=[YR=2006] S6 E32 N12 W19 S6 W13\$ E13 N6 E29						
FGR=[YR=2006] S6 E20 N23 W20 S17\$ N17 E20 N29\$.						

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
1	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	
2	0210	CONCRETE D	0	100	0	1,872.00	SF	6.00	6.00	100	2006	2006	3	27	3,033	
3	0211	CONCRETE W	0	100	46	184.00	SF	6.00	6.00	100	2006	2006	3	27	298	
4	0955	PRIVACY FE	0	100	0	106.00	LF	15.00	15.00	100	2009	2009	3	55	875	
5	0060	DECK WOOD	0	100	10	100.00	SF	5.00	5.00	100	2009	2009	3	55	275	
6	0940	OPEN SHED	0	100	8	80.00	SF	4.00	4.00	100	2021	2021	3	93	298	

TOTAL OB/XF														5,637
260 SAND PINE TRL, CRAWFORDVILLE														

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							