

THE GROVE PHASE 2 LOT 45
OR 561 P 753
OR 673 P 17

THOMAS JEFFREY G/THOMAS JUDITH A
148 SAND PINE TRAIL
CRAWFORDVILLE, FL 32327

2024

00-00-056-307-09944-045
00-00-056-307-09944-045

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	WOOD FRAME 100
Exterior Wall	02	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
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		3 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2008		379,088	2007	2009	0	0	14.00	86.00

Heated Area: 2411 HX Base Yr 2008

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,411	100	2007	2,411	240,521
FGR	462	50	2007	231	23,045
FOP	51	30	2007	15	1,496
FSP	250	55	2007	138	13,767
PTO	200	5	2007	10	998
PTO	324	5	2008	16	1,596
UDG	576	55	2008	317	31,624
UST	288	45	2008	130	12,969
TOTALS	4,562			3,268	326,016

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	2007	2007	3	68	884	
2	0210	CONCRETE D	0	100	0	1,515.00	SF	6.00	6.00	100	2007	2007	3	30	2,727	
3	0211	CONCRETE W	0	100	68	272.00	SF	6.00	6.00	100	2007	2007	3	30	490	
4	0210	CONCRETE D	0	100	14	112.00	SF	6.00	6.00	100	2008	2008	3	34	228	
5	0620	WOOD UTL B	0	100	8	64.00	SF	6.00	6.00	100	2009	2009	3	39	150	
6	0060	DECK WOOD	0	100	4	16.00	SF	5.00	5.00	100	2009	2009	3	55	44	
7	0030	BARN, POLE	0	100	13	312.00	SF	9.00	9.00	100	2017	2017	3	76	2,134	

BLD DATE		06/25/2009	KLSR			LGL DATE		
XF DATE		06/08/2017	FRSR			LAND DATE		04/12/2009
INC DATE						AG DATE		JBBH

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			291.00	300.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF		6,657
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				326,016	
TOTAL MARKET OB/XF VALUE				6,657	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				387,673	
SOH/AGL Deduction				106,804	
ASSESSED VALUE				280,869	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				230,869	
TOTAL JUST VALUE				387,673	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				439,785	
HVAC CC OB23-405 INCR EYB 2007-2009					
5 YR CHK NO CHANGE					
5 YR PRCL CH, PU XFOB LN 5-7					
XFOB LN 4, DEL XFOB LN 5-6, CHG EXW & QUAL					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB24-000494	RE-ROOF/SHINGLES		07/16/2024		
OB23-000405	HVAC CHANGE OUT-C		08/14/2023		
20071271	POLE BARN	0	09/20/2007		
20061205	SFD - CO	0	07/21/2006		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0178	7/05/2024	WD	Q	I	01	462,000
GRANTOR: CURTIS MICHAEL R						
GRANTEE: THOMAS JEFFREY G						
0700/0887	2/27/2007	WD	Q	V		311,000
GRANTOR: WAKULLA BUILDERS, LLC						
GRANTEE: CURTIS MICHAEL R &						

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2007] W25 S8 E25 FSP=[YR=2007] W25 S10 E25	
BAS=[YR=2007] W25 N23 W34 S47 PTR=W20 PTO=[YR=2008] N36 W9	
UST=[YR=2008] W24 S12 E24 N12\$ S12 UDG=[YR=2008] W24 S24 E24	
N24\$ S24 E9\$ E20\$ FGR=[YR=2007] S21 E22 N21 W22\$ E22 S2 E11	
FOP=[YR=2007] S3 E10 N6 W7 S3 W3\$ E3 N3 E7 S12 E4 S2 E8 N2 E4	
N35\$ N10\$ N8\$.	