

THE GROVE PHASE 2 LOT 48  
 OR 561 P 753 OR 637 P 458  
 OR 677 P 46 OR 983 P 179

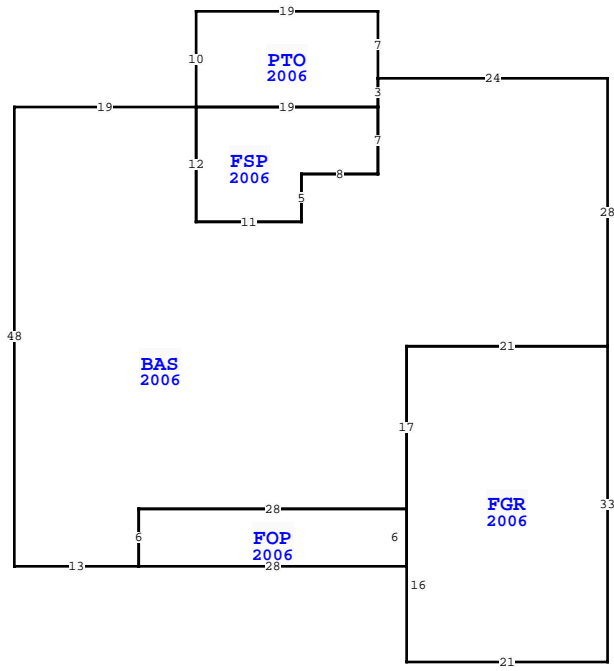
PEARSON RICKY E/PEARSON CELESTINE  
 98 SAND PINE TRL  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-056-307-09944-048

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	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	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	07	GOOD	
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	2,209	100	2006
FGR	693	50	2006
FOP	168	30	2006
FSP	188	55	2006
PTO	190	5	2006
TOTALS	3,448		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,718	141.5650	134.49	365,544	2006	2006	0	0	17.00	83.00		
1 SINGLE FAM 100% - 2016 Heated Area: 2209 HX Base Yr 2016													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			303,402
TOTAL MARKET OB/XF VALUE			4,944
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			363,346
SOH/AGL Deduction			112,507
ASSESSED VALUE			250,839
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			200,839
TOTAL JUST VALUE			363,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,586
5 YR CHK NO CHANGE			
5 YR PRCL CH, N/C			
5 YR PRCL CH, PU NEW TRAV, PU FRME, FNDN			
PU SFD, XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000975	ELEC	0	10/03/2016
20051963	SFD - CO 5/22/6	0	12/05/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0983/0179	10/09/2015	WD Q	Q	I	01	248,000
GRANTOR: BARBARINO RUSSELL & J						
GRANTEE: PEARSON RICKY E & C						
0677/0046	9/20/2006	WD Q	Q	I		295,000
GRANTOR: WAKULLA BUILDERS LLC						
GRANTEE: BARBARINO RUSSELL &						

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	2,282.00	SF	6.00	6.00	100	2006	2006	3	27	3,697	
3	0211	CONCRETE W	0	100	60	240.00	SF	6.00	6.00	100	2006	2006	3	27	389	

TOTAL OB/XF													
98 SAND PINE TRL, CRAWFORDVILLE													
BLD DATE	04/25/2017	FRSR	LGL DATE	04/12/2009	JBBH								
XF DATE	04/25/2017	FRSR	LAND DATE										
INC DATE			AG DATE										

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2006] W24 PTO=[YR=2006] N7 W19 S10 E19 N3\$ S3													
FSP=[YR=2006] W19 S12 E11 N5 E8 N7\$ S7 W8 S5 W11 N12 W19 S48													
E13 FOP=[YR=2006] E28 N6 W28 S6\$ N6 E28 FGR=[YR=2006] S16 E21													
N33 W21 S17\$ N17 E21 N28\$.													

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							