

THE FARM PHASE II LOT 3,4, & 5
 OR 648 P 277 OR 954 P 459
 OR 977 P 435 OR 989 P 130

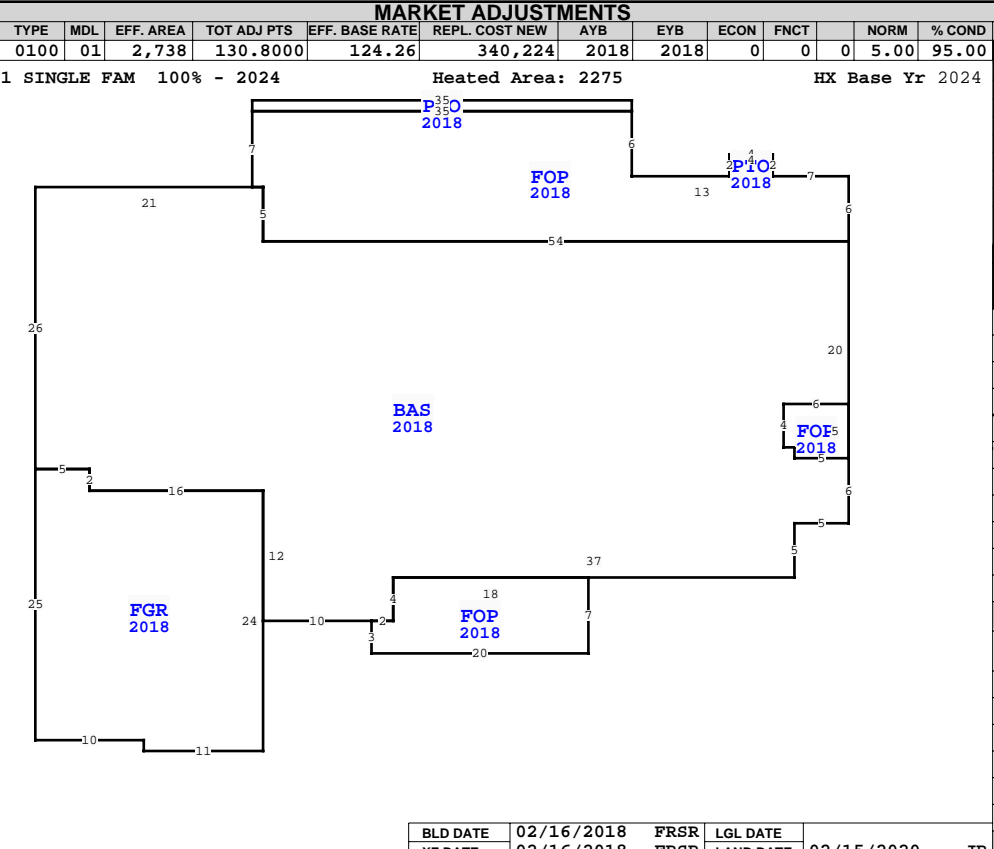
WATSON BRENT/WATSON MELISSA
 85 CHURCHILL DR
 CRAWFORDVILLE, FL 32327

2024

00-00-059-273-10047-I03



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	80	
Exterior Wall	11	AVERAGE		20	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY TILE		100	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms				3	100
Bathrooms				3.5	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA		10	
NEIGHBORHOOD/LOC	273.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,275	100	2018	2,275	268,557
FGR	504	50	2018	252	29,748
FOP	29	30	2018	9	1,062
FOP	132	30	2018	40	4,722
FOP	535	30	2018	160	18,888
PTO	8	5	2018	0	0
PTO	35	5	2018	2	237
TOTALS	3,518			2,738	323,213



WAKULLA COUNTY PROPERTY				PAGE 1 of 3	3
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		365,919			
TOTAL MARKET OB/XF VALUE		65,378			
TOTAL LAND VALUE - MARKET		110,000			
TOTAL MARKET VALUE		541,297			
SOH/AGL Deduction		14,990			
ASSESSED VALUE		526,307			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		476,307			
TOTAL JUST VALUE		541,297			
NCON VALUE		78,171			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		440,442			
5 YR PRCL CK, PU XFOB					
NAME CLEAN UP, RMVD DUPLICATE.					
FR 5 YR CK 4/5/23 - PU EXW PU NEW TRV & XFOBS, CH					
ADD HX FOR 2019-RODRIGUEZ					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
19001261	WORKSHOP-CO	0	09/16/2019		
17000972	SFD-CO	0	07/31/2017		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/0441	7/05/2023	WD	Q	I	01	599,000
GRANTOR: RODRIGUEZ JORGE						
GRANTEE: WATSON BRENT & MELI						
1062/0732	2/09/2018	WD	Q	I	01	377,800
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: RODRIGUEZ JORGE						

EXTRA FEATURES		BLD DATE		FRSR		LGL DATE		INC DATE		AG DATE							
85 CHURCHILL DR, CRAWFORDVILLE		02/16/2018		FRSR		02/15/2020		JB									
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	0210	CONCRETE D	0	100	0	0	1,718.00	SF	6.00	6.00	100	2018	2018	3	80	8,246	
2	0211	CONCRETE W	0	100	56	4	224.00	SF	6.00	6.00	100	2018	2018	3	80	1,075	
3	0210	CONCRETE D	0	100	0	0	1,204.00	SF	6.00	6.00	100	2018	2018	3	80	5,779	
4	0211	CONCRETE W	0	100	5	5	25.00	SF	6.00	6.00	100	2018	2018	3	80	120	
5	0955	PRIVACY FE	0	100	0	0	208.00	LF	15.00	15.00	100	2018	2018	3	95	2,964	
6	0955	PRIVACY FE	0	100	0	0	192.00	LF	15.00	15.00	100	2017	2017	3	91	2,621	
7	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2018	AV	90	1,170	
8	0211	CONCRETE W	0	100	40	3	120.00	SF	6.00	6.00	100	2024	2020	AV	89	641	
9	0211	CONCRETE W	0	100	47	3	141.00	SF	6.00	6.00	100	2024	2020	AV	89	753	
10	0211	CONCRETE W	0	100	20	3	60.00	SF	6.00	6.00	100	2024	2020	AV	89	320	

TOTAL OB/XF																								
23,689																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	2.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	110,000							

BUILDING NOTES			
BUILDING DIMENSIONS			
FOP=[YR=2018] W7 PTO=[YR=2018] N2 W4 S2 E4 \$ W13 N6			
PTO=[YR=2018] N1 W35 S1 E35 \$ W35 S7 E1 S5 E54 BAS=[YR=2018]			
W54 N5 W21 S26 FGR=[YR=2018] S25 E10 S1 E11 N24 W16 N2 W5\$ E5			
S2 E16 S12 E10 POP=[YR=2018] S3 E20 N7 W18 S4 W2\$ E2 N4 E37			
N5 E5 N6 FOP=[YR=2018] W5 N1 W1 N4 E6 S5\$ N20 \$ N6\$.			

REVIEW DATE																								
06/01/2024																								
BY Nwatts																								
Total Acres: 0.62																								
Total Land Value: 110,000																								
Market: 0																								
Agricultural: 0																								
Common: 110,000																								
PRINTED 06/10/2026 BY SYS																								

THE FARM PHASE II LOT 3,4, & 5
 OR 648 P 277 OR 954 P 459
 OR 977 P 435 OR 989 P 130

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 85 CHURCHILL DR
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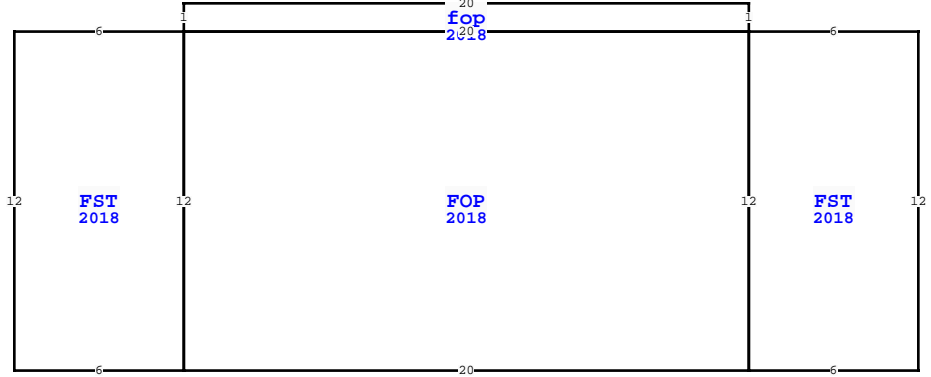
2024

00-00-059-273-10047-I03



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
03	CONC FINSH 100				
01	NONE 100				
01	NONE 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
273.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
fop	20	30	2018	6	346
FOP	240	30	2018	72	4,151
FST	72	55	2018	40	2,306
FST	72	55	2018	40	2,306
TOTALS	404			158	9,108

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0155	01	158	80.9000	60.68	9,587	2018	2018	0	0	5.00	95.00	
2 POOL HSE 100% - 2024 Heated Area: 0 HX Base Yr 2024												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		365,919	
TOTAL MARKET OB/XF VALUE		65,378	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		541,297	
SOH/AGL Deduction		14,990	
ASSESSED VALUE		526,307	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		476,307	
TOTAL JUST VALUE		541,297	
NCON VALUE		78,171	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		440,442	
BLDG 2			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-6, PU			
INTO PRCL PER UNITY TITLE			
COMBINE LOT 4 (10047-I04) & LOT 5 (10047-I05)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/0441	7/05/2023	WD Q	Q	I	01	599,000
GRANTOR: RODRIGUEZ JORGE						
GRANTEE: WATSON BRENT & MELI						
1062/0732	2/09/2018	WD Q	Q	I	01	377,800
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: RODRIGUEZ JORGE						

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
11	0230	POOL, CONCR	0 100	36	16	576.00	SF	65.00	65.00	100	2024	2019	AV	85	31,824	
12	0209	CONCRETE P	0 100	0	0	1,216.00	SF	8.00	8.00	100	2024	2019	AV	85	8,269	
13	0956	PRIVACY FE	0 100	0	0	84.00	LF	19.00	19.00	100	2024	2023		100	1,596	
TOTALS													41,689			

BLD DATE		02/16/2018	FRSR	LGL DATE	
XF DATE	02/16/2018	FRSR	LAND DATE	02/15/2020	JB
INC DATE			AG DATE		

BUILDING NOTES												
85 CHURCHILL DR, CRAWFORDVILLE												
BUILDING DIMENSIONS												
FOP=[YR=2018;ORIG=-6,0] W20 S12 E20 N12 \$												
FST=[YR=2018;ORIG=0,0] W6 S12 E6 N12 \$												
FST=[YR=2018;ORIG=-26,0] W6 S12 E6 N12 \$												
fop=[YR=2018;ORIG=-6,0] N1 W20 S1 E20 \$												

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	

THE FARM PHASE II LOT 3,4, & 5
 OR 648 P 277 OR 954 P 459
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2024

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ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		50	
Interior Wall	06	CUST	PANEL	50	
Interior Floo	07	VYL	PLANK	100	
Heating Type	14	MINI	SPLIT	100	
Air Condition	14	MINI	SPLIT	100	
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Condition Adj	12	AVERAGE		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	3	MKT	AREA		10
NEIGHBORHOOD/LOC	273.00			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	305	100	2024	305	22,721
FOP	203	30	2024	61	4,544
FST	104	55	2024	57	4,247
PTO	36	5	2024	2	149
PTO	160	5	2024	8	596
UST	39	45	2024	18	1,341
TOTALS	847			451	33,598

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	POOL HSE	100%	- 2024		34,637	2020	2020	0	0	3.00	97.00
Heated Area: 305 HX Base Yr 2024											
85 CHURCHILL DR, CRAWFORDVILLE											
BLD DATE	02/16/2018	FRSR	LGL DATE	02/15/2020	JB						
XF DATE	02/16/2018	FRSR	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 3 of 3	3	
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VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
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SOH/AGL Deduction				14,990		
ASSESSED VALUE				526,307		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				476,307		
TOTAL JUST VALUE				541,297		
NCON VALUE				78,171		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				440,442		
5 YR PRCL CH, N/C						
5 YR PRCL CH, N/C						
ADD ST. NAME						
S/O FROM PARENT PRCL 10047-003, NEW SUB						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/0441	7/05/2023	WD	Q	I	01	599,000
GRANTOR: RODRIGUEZ JORGE						
GRANTEE: WATSON BRENT & MELI						
1062/0732	2/09/2018	WD	Q	I	01	377,800
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: RODRIGUEZ JORGE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=10,10] E20 S13 S3 W15 N3 W5 N13 \$						
FST=[YR=2024;ORIG=30,10] E8 S9 S4 W8 N13 \$						
UST=[YR=2024;ORIG=7,10] S13 E3 N13 W3 \$						
PTO=[YR=2024;ORIG=38,10] E4 S9 W4 N9 \$						
FOP=[YR=2024;ORIG=7,23] E3 E5 S3 E15 N3 E8 S8 W5 W20 W6 N8 \$						
PTO=[YR=2024;ORIG=13,31] S8 E20 N8 W20 \$						

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV