

THE FARM PHASE II LOTS 9 & 10
 OR 648 P 277 OR 954 P 459
 OR 977 P 435 OR 989 P 130

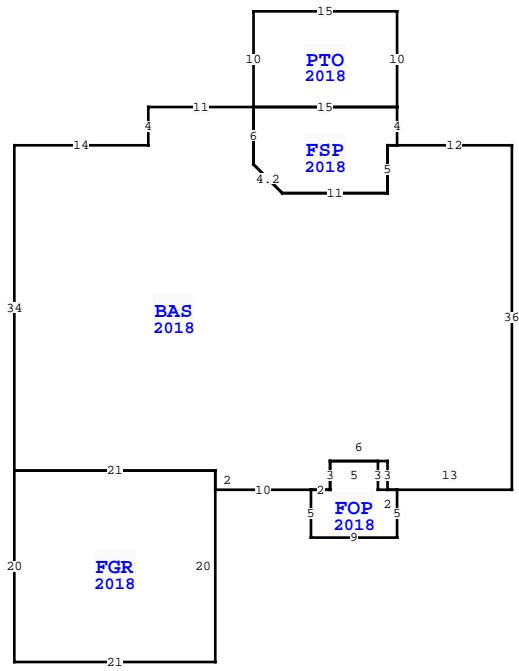
CASTRO NICHOLAUS J/CASTRO VICKI L
 4 DOWNS CT
 CRAWFORDVILLE, FL 32327

2024

00-00-059-273-10047-I09

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	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	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
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
BAS	1,791	100
FGR	420	50
FOP	60	30
FSP	126	55
PTO	150	5
TOTALS	2,547	

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%	- 2022								
Heated Area: 1791						HX Base Yr 2022					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			229,824
TOTAL MARKET OB/XF VALUE			10,804
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			323,128
SOH/AGL Deduction			54,839
ASSESSED VALUE			268,289
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			218,289
TOTAL JUST VALUE			323,128
NCON VALUE			1,717
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,408
5 YR PRCL CK, N/C			
FR 5YR CK; PU XFOBS LH			
ADD HX FOR 2019-RITTER			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00044	SOLAR PANELS-CC		10/18/2023
18000040	SFD-CO	0	01/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/0498	12/09/2021	WD	Q	I	01	322,500
GRANTOR: RITTER SHAUN EMMETT &						
GRANTEE: CASTRO NICHOLAUS J						
1079/0633	7/12/2018	WD	Q	I	01	234,900
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: RITTER SHAUN EMMETT						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	CONCRETE D	0	100	0	0	1,657.00	SF	6.00	6.00	100
2	0211	CONCRETE W	0	100	59	4	236.00	SF	6.00	6.00	100
3	0955	PRIVACY FE	0	100	0	0	118.00	LF	15.00	15.00	100
4	0700	PORT BLDG	0	100	8	10	80.00	SF	0.00	0.00	100

TOTAL OB/XF											
10,804											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.50	LT	1.00

BUILDING NOTES						
BLD DATE 07/20/2018 RTSR LGL DATE 02/15/2020 JB						
XF DATE 07/20/2018 FRSR LAND DATE						
INC DATE AG DATE						

BUILDING DIMENSIONS											
BAS=[YR=2018] W12 FSP=[YR=2018] N4 PTO=[YR=2018] N10 W15 S10 E15\$ W15 S6 D3 R3 E11 N5 E1\$ W1 S5 W11 L3 U3 N6 W11 S4 W14 S34 FGR=[YR=2018] S20 E21 N20 W21\$ E21 S2 E10 POP=[YR=2018] S5 E9 N5 W2 N3 W5 S3 W2\$ E2 N3 B6 S3 E13 N36\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.50	LT	1.00