

THE FARM PHASE II LOT 25 & 26
 OR 648 P 277 OR 954 P 459
 OR 977 P 435 OR 989 P 130

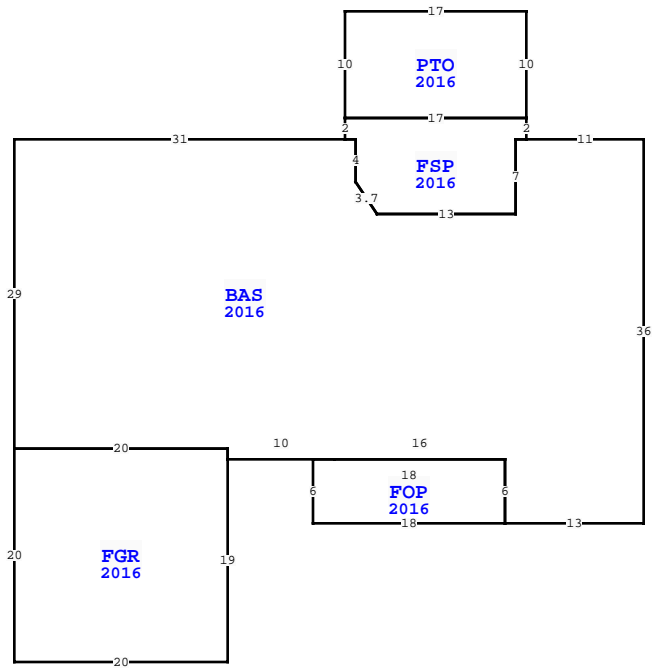
FENTRISS STEPHEN R/FENTRISS PATRICIA P ETAL
 139 CHURCHILL DR
 CRAWFORDVILLE, FL 32327

2024

00-00-059-273-10047-I25


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 Floo	12	HARDWOOD 50			
Interior Floo	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,726	100	2016	1,726	176,121
FGR	400	50	2016	200	20,408
FOP	108	30	2016	32	3,265
FSP	136	55	2016	75	7,653
PTO	170	5	2016	8	817
TOTALS	2,540			2,041	208,263

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%	- 2017								
Heated Area: 1726						HX Base Yr 2017					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			208,263
TOTAL MARKET OB/XF VALUE			11,022
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			301,785
SOH/AGL Deduction			101,264
ASSESSED VALUE			200,521
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			150,521
TOTAL JUST VALUE			301,785
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,694
CORRECTED SQFT BASED ON VISIT WITH OWNER JS			
5 YR PRCL CK, REMEASURE HOUSE OWNERS REQUEST, CHG			
5 YR PRCL CK, N/C			
NO SOH TO PORT FROM NASSAU FOR 2017			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000113	SFD-CO	0	02/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/0455	8/31/2016	WD Q	Q	I	01	199,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: FENTRISS STEPHEN R						
0989/0130	1/07/2016	WD U	V		12	192,000
GRANTOR: SBN III REO FL LLC						
GRANTEE: GOLDEN CONSTRUCTION						

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	0210	CONCRETE D	0	100	0	1,510.00	SF	6.00	6.00	100	2016	2016	3	72	6,523	
2	0211	CONCRETE W	0	100	64	256.00	SF	6.00	6.00	100	2016	2016	3	72	1,106	
3	0955	PRIVACY FE	0	100	0	260.00	LF	15.00	15.00	100	2016	2016	3	87	3,393	

BLD DATE		02/14/2021	FREB	LGL DATE	02/14/2021	FREB
XF DATE		02/14/2021	FREB	LAND DATE	02/14/2021	FREB
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2016;ORIG=-52,-30] W11 W1 S7 W13 U3L2 N4 W1 W31 S29 E20 S1 E10 E16 S6 E13 N36 \$	
FGR=[YR=2016;ORIG=-91,-1] W20 S20 E20 N19 N1 \$	
PTO=[YR=2016;ORIG=-63,-32] N10 W17 S10 E17 \$	
FSP=[YR=2016;ORIG=-63,-32] W17 S2 E1 S4 D3R2 E13 N7 E1 N2 \$	
FOP=[YR=2016;ORIG=-83,0] S6 E18 N6 W18 \$	

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	1.50	UT		1.00	1.00	1.00	55,000.00	55,000.00	82,500							