

THE FARM PHASE II
 LOT 39 OR 648 P 277
 OR 659 P 591 OR 714 P 429

KERSTANSKI IAN NICHOLAS/LIVINGS LORIN ASHLEE
 54 CHURCHILL DR
 CRAWFORDVILLE, FL 32327

2024

00-00-059-273-10047-I39

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 80				
16	WD FR STUC 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Story Height 0 100				
1.1	1. 100				
01	FIREPLACE 100				
	Units 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
BAS	1,828	100	2006	1,828	173,762
BAS	150	100	2011	150	14,259
FGR	462	50	2006	231	21,958
PTO	20	5	2011	1	95
TOTALS	2,460			2,210	210,073

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,210	121.8000	115.71	255,719	2006	2006	0	0	0	17.85	82.15		
1 SINGLE FAM 0% - 2024 Heated Area: 1978 HX Base Yr														
				BLD DATE	06/08/2021	FRAK	LGL DATE							
				XF DATE	06/08/2021	FRAK	LAND DATE		06/08/2021 FRAK					
				INC DATE			AG DATE							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		210,073	
TOTAL MARKET OB/XF VALUE		2,102	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		250,675	
SOH/AGL Deduction		0	
ASSESSED VALUE		250,675	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		250,675	
TOTAL JUST VALUE		250,675	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		244,995	
5 YR PRCL CK, DEMO XFOB, OLD HAVC			
PORT TO 01932-039 ALLEN			
5 YR PRCL CH, N/C			
SOH PORTED FROM 06712-001/2018/ALLEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011763	ENCLOSURE-CO	0	11/04/2011
2006784	SFD CO	0	05/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0863	10/14/2022	WD Q	Q	I	01	307,000
GRANTOR: ALLEN RUSSELL LEE & M						
GRANTEE: KERSTANSKI IAN NICH						
1047/0726	9/18/2017	WD Q	Q	I	01	180,300
GRANTOR: CANADA RONALD R						
GRANTEE: ALLEN RUSSELL LEE &						

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	0955	PRIVACY FE	0	0	0	0	138.00	LF	15.00	15.00	100	2006	2006	3	30	621	
3	0210	CONCRETE D	0	0	52	17	884.00	SF	6.00	6.00	100	2006	2006	3	27	1,432	
4	0211	CONCRETE W	0	0	10	3	30.00	SF	6.00	6.00	100	2006	2006	3	27	49	
														TOTAL OB/XF	2,102		

BUILDING NOTES			
54 CHURCHILL DR, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2006] W23 BAS=[YR=2011] N10 W15 S10 E15\$ W15			
PTO=[YR=2011] N10 W2 S10 E2\$ W6 S31 FGR=[YR=2006] S22 E21 N22			
W21\$ E21 S15 E6 S7 E17 N53 \$.			

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	0			0.00	0.00	1.00	LT		1.00	1.00	0.70	55,000.00	38,500.00	38,500							