

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 | 17.85 | 82.15 | |
| 1 SINGLE FAM 0% - 2024 Heated Area: 1978 HX Base Yr | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| 06/08/2021 | FRAK | 06/08/2021 | FRAK | 06/08/2021 | FRAK | 06/08/2021 | FRAK | | | | | |

| 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 / V / I / RSN CD | SALE PRICE |
| 1287/0863 | 10/14/2022 | WD Q | I 01 | 307,000 |
| GRANTOR: ALLEN RUSSELL LEE & M | | | | |
| GRANTEE: KERSTANSKI IAN NICH | | | | |
| 1047/0726 | 9/18/2017 | WD Q | I 01 | 180,300 |
| GRANTOR: CANADA RONALD R | | | | |
| GRANTEE: ALLEN RUSSELL LEE & | | | | |
| BUILDING NOTES | | | | |
| 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 \$. | | | | |

| 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 | 138.00 | LF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 30 | 621 | |
| 3 | 0210 | CONCRETE D | 0 | 0 | 52 | 17 | SF | 6.00 | 6.00 | 100 | 2006 | 2006 | 3 | 27 | 1,432 | |
| 4 | 0211 | CONCRETE W | 0 | 0 | 10 | 3 | SF | 6.00 | 6.00 | 100 | 2006 | 2006 | 3 | 27 | 49 | |
| TOTALS | | | | | | | | | | | | | 2,102 | | | |

| 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 | | | | | | | |