THE PINES UNIT 1
BLOCK A LOT 1
OR 86 P 872 & OR 90 P 438

ROBERTS GEORGE D
PO BOX 85
CRAWFORDVILLE, FL 32326

2024

00-00-075-141-10234-A01

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 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	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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

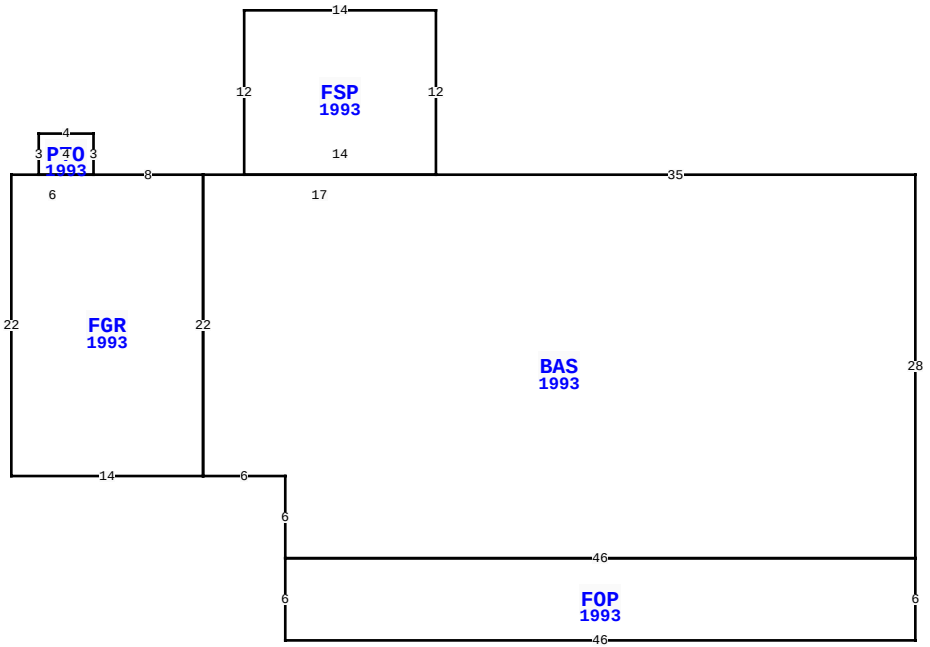
MAP NUM: 2 | MKT AREA: 10
NEIGHBORHOOD/LOC: 141.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100	1993	1,420	103,730
FGR	308	50	1993	154	11,250
FOP	276	30	1993	83	6,063
FSP	168	55	1993	92	6,721
PTO	12	5	1993	1	73
TOTALS	2,184			1,750	127,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,750	116.5000	110.68	193,690	1985	1989	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 1420 HX Base Yr



269 BAY PINE DR, CRAWFORDVILLE

BLD DATE	02/05/2020	MMAK	LGL DATE		
XF DATE	02/05/2020	MMAK	LAND DATE	02/05/2020	MMAK
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,835
TOTAL MARKET OB/XF VALUE		23,081
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		175,916
SOH/AGL Deduction		36,278
ASSESSED VALUE		139,638
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,638
TOTAL JUST VALUE		175,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,791

INCR EYB 1985-1989 RE-ROOF B22-702 CC 1/12/2023
11, DEL XFOB LN 14
5 YR PRCL CH, PU XFOB LN 13, CHG CODE XFOB LN
REMOVED CONF PER OWNER REQ AND PAPER WORK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000702	RE-ROOF-CC	0	07/11/2022
2012152	MECH	0	03/20/2012
20091000	REMODEL-CO	0	12/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0373/0008	2/02/2000	QC	U	I		100
GRANTOR: ROBERTS GEORGE D & LY						
GRANTEE: ROBERTS GEROGE D						
0254/0213	5/19/1995	WD	Q	I		67,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 FSP=[YR=1993] N12 W14 S12 E14$ W17
FGR=[YR=1993] W8 PTO=[YR=1993] N3 W4 S3 E4$ W6 S22 E14 N22$
S22 E6 S6 FOP=[YR=1993] S6 E46 N6 W46$ E46 N28$.

EXTRA FEATURES

LN	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	0209	CONCRETE P	0	100	0	0	603.00	SF	8.00	8.00	100	1990	1990	3	20	965	
2	0220	POOL VINYL	0	100	18	36	648.00	SF	60.00	60.00	100	1990	1990	3	40	15,552	
3	0955	PRIVACY FE	0	100	0	0	194.00	LF	15.00	15.00	100	1993	1993	3	0	0	
4	0210	CONCRETE D	0	100	0	0	2,022.00	SF	6.00	6.00	100	1986	1986	3	20	2,426	
5	0211	CONCRETE W	0	100	26	3	78.00	SF	6.00	6.00	100	1986	1986	3	20	94	
6	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1985	1985	3	35	455	
7	0211	CONCRETE W	0	100	11	3	33.00	SF	6.00	6.00	100	1990	1990	3	20	40	
8	0630	METAL UTL	0	100	12	12	144.00	SF	8.00	8.00	100	2005	2005	3	24	276	
9	0940	OPEN SHED	0	100	6	12	72.00	SF	4.00	4.00	100	2005	2005	3	24	69	
10	0940	OPEN SHED	0	100	6	12	72.00	SF	4.00	4.00	100	2005	2005	3	24	69	

LAND DESCRIPTION

TOTAL OB/XF 19,946

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 02/05/2020 BY MMAK Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 04/01/2026 BY SYS

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PREVIOUS YEAR MKT VALUE		161,791

XFOB LN 14

5 YR PRCL CH, CHG CODE XFOB LN 1 & 8, DEL

NEW TRAV, PU XFOB LN 5-14

CHG EXW, INT, FLOOR, BEDS, BATH & EYB, PU

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0055	PORTABLE C	0	100	25	24	600.00	SF	3.00	3.00	100	2006	2006	3	27	486	
12	0700	PORT BLDG	0	100	24	12	288.00	SF	8.00	8.00	100	2006	2006	3	66	1,521	
13	0210	CONCRETE D	0	100	29	24	696.00	SF	6.00	6.00	100	2006	2006	3	27	1,128	

LAND DESCRIPTION

TOTAL OB/XF 3,135

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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