

THE PINES UNIT 1  
 BLOCK A LOT 7  
 OR 65 P 352 & OR 86 P 872

HIGHNIGHT JOSHUA/HIGHNIGHT BRANDI  
 209 BAY PINE LANE  
 CRAWFORDVILLE, FL 32327

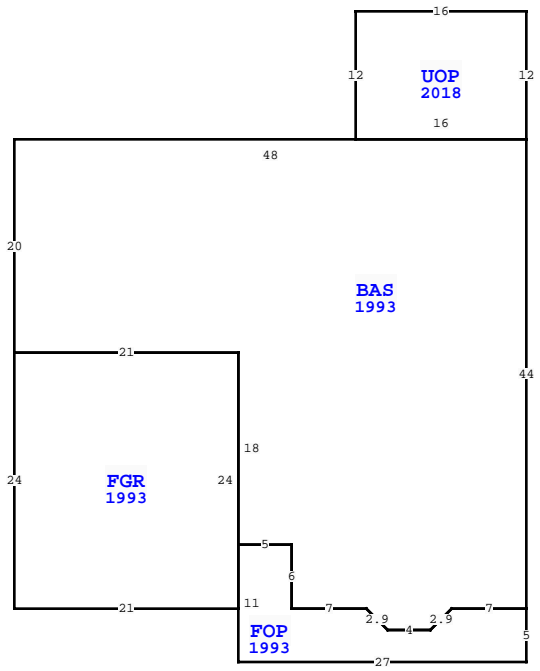
2024

00-00-075-141-10234-A07



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
20	FACE BRICK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
141.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1993	1,590	117,396
FGR	504	50	1993	252	18,606
FOP	153	30	1993	46	3,396
UOP	192	20	2018	38	2,806
TOTALS	2,439			1,926	142,204

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,926	116.0000	110.20	212,245	1990	1990	0	0	33.00	67.00
1 SINGLE FAM 100% - 2009 Heated Area: 1590 HX Base Yr 2009											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		142,204		
TOTAL MARKET OB/XF VALUE		2,410		
TOTAL LAND VALUE - MARKET		25,000		
TOTAL MARKET VALUE		169,614		
SOH/AGL Deduction		28,421		
ASSESSED VALUE		141,193		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		91,193		
TOTAL JUST VALUE		169,614		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		171,488		
5 YR PRCL CH, PU XFOB LN 5, NEW TRAV				
DIMENS XFOB LN 1, PU XFOB LN 4				
5 YR PRCL CH, PU FNDN, PU CORR TRAV, PU CORR				
PU XFOB#2-3,CAPPED;PU FRM;5 YR PRCL CK				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
2008896	REROOF	0	10/17/2008	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0773/0526	8/29/2008	WD Q	I	190,000
GRANTOR: BYRD CONNIE W.				
GRANTEE: HIGHNIGHT JOSHUA & B				
0678/0282	9/28/2006	QC Q	I 01	48,000
GRANTOR: BYRD GEORGE M				
GRANTEE: BYRD CONNIE W				
BUILDING NOTES				
BUILDING DIMENSIONS				
UOP=[YR=2018] W16 S12 E16 BAS=[YR=1993] W48 S20 E21				
FGR=[YR=1993] W21 S24 E21 N24\$ S18 E5 S6 E7 R2 D2 E4 R2 U2				
E7 FOP=[YR=1993] W7 L2 D2 W4 L2 U2 W7 N6 W5 S11 E27 N5\$				
N44\$ N12\$.				

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	100	11		6.00	6.00	100	1990	1990	3	20	1,320	
2	0700	PORT BLDG	0	100	10	10	SF	8.00	8.00	100	2003	2003	3	60	480	
3	0940	OPEN SHED	0	100	24	16	SF	4.00	4.00	100	2003	2003	3	21	323	
4	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2012	2012	3	70	105	
5	0211	CONCRETE W	0	100	10	4	SF	6.00	6.00	100	2017	2017	3	76	182	

LAND DESCRIPTION																								
TOTAL OB/XF 2,410																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							