

THE PINES UNIT 1 BLOCK B
 LOT 1 OR 65 P 352
 OR 86 P 872 OR 162 P 960

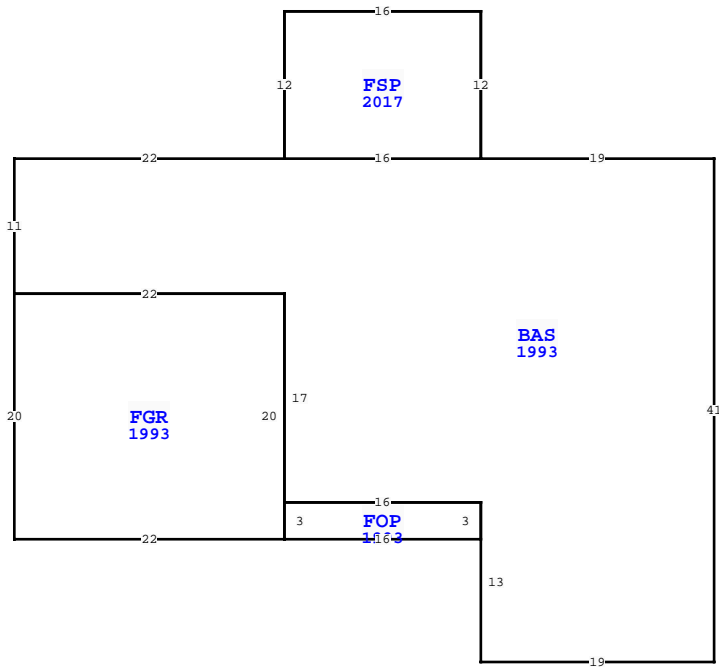
ANDERSON JULIE/GREEN BRIAN
 270 BAY PINE DR
 CRAWFORDVILLE, FL 32327

2024

00-00-075-141-10234-B01

| ELEMENT | | CD | | CONSTRUCTION | |
|------------------|------------------|---------------|-------|--------------|----------------------|
| Foundation | 02 | CONCR | SLAB | 100 | |
| Frame | 02 | WOOD | FRAME | 100 | |
| Exterior Wall | 20 | FACE | BRICK | 100 | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 03 | COMP | SHNGL | 100 | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 11 | CLAY TILE | 100 | | |
| 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 | 1,661 | 100 | 1993 | 1,661 | 147,885 |
| FGR | 440 | 50 | 1993 | 220 | 19,587 |
| FOP | 48 | 30 | 1993 | 14 | 1,247 |
| FSP | 192 | 55 | 2017 | 106 | 9,437 |
| TOTALS | 2,341 | | | 2,001 | 178,157 |

| 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% | - 2022 | | | | | | | | |
| | | | Heated Area: 1661 | | | | HX Base Yr 2022 | | | | |



| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 |
|---|-------------|-----------|------------|--------------|---|
| VALUATION BY | | | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | | 178,157 | |
| TOTAL MARKET OB/XF VALUE | | | | 5,708 | |
| TOTAL LAND VALUE - MARKET | | | | 25,000 | |
| TOTAL MARKET VALUE | | | | 208,865 | |
| SOH/AGL Deduction | | | | 0 | |
| ASSESSED VALUE | | | | 208,865 | |
| TOTAL EXEMPTION VALUE | | | | HX HB 50,000 | |
| BASE TAXABLE VALUE | | | | 158,865 | |
| TOTAL JUST VALUE | | | | 208,865 | |
| NCON VALUE | | | | 0 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 211,455 | |
| INCR EYB 1990-1994 PRMT OB21-000490 | | | | | |
| QUALITY | | | | | |
| CH PRMT ALREADY PU BY JEFF 10-29-21 CHG | | | | | |
| TRAV | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |
| 21000834 | CARPORT-CC | 0 | 08/24/2021 | | |
| 21000420 | RE-ROOF-CO | 0 | 08/05/2021 | | |
| 18000130 | MECH | 0 | 04/04/2018 | | |
| 16000337 | RE-ROOF | 0 | 04/08/2016 | | |
| 024141 | MECH | 0 | 10/07/1998 | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1353/0562 | 4/01/2024 | WD | Q | I | 01 | 320,000 |
| GRANTOR: ESPOSITO DAVID J & PA | | | | | | |
| GRANTEE: ANDERSON JULIE | | | | | | |
| 1212/0714 | 6/02/2021 | WD | Q | I | 01 | 240,000 |
| GRANTOR: HARVELL PAMELA K & RO | | | | | | |
| GRANTEE: ESPOSITO DAVID J & | | | | | | |

| EXTRA FEATURES | | 270 BAY PINE DR, CRAWFORDVILLE | |
|----------------|------------|--------------------------------|----------|
| L N | OB/XF CODE | DESCRIPTION | ADJ R |
| 1 | 0140 | FIRE PLACE | 1,900.00 |
| 2 | 0210 | CONCRETE D | 6.00 |
| 3 | 0080 | 4' CHAINLI | 13.00 |
| 4 | 0625 | PORT WD UT | 6.00 |
| 5 | 0940 | OPEN SHED | 4.00 |
| 6 | 0211 | CONCRETE W | 6.00 |
| 7 | 0055 | PORTABLE C | 3.00 |

| 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 | 0140 | FIRE PLACE | 0 | 100 | 0 | 1.00 | UT | 1,900.00 | 1,900.00 | 100 | 1990 | 1990 | 3 | 47 | 893 | |
| 2 | 0210 | CONCRETE D | 0 | 100 | 86 | 1,204.00 | SF | 6.00 | 6.00 | 100 | 1990 | 1990 | 3 | 20 | 1,445 | |
| 3 | 0080 | 4' CHAINLI | 0 | 100 | 0 | 570.00 | LF | 13.00 | 13.00 | 100 | 1991 | 1991 | 3 | 20 | 1,482 | |
| 4 | 0625 | PORT WD UT | 0 | 100 | 20 | 240.00 | SF | 6.00 | 6.00 | 100 | 1991 | 1991 | 3 | 20 | 288 | |
| 5 | 0940 | OPEN SHED | 0 | 100 | 12 | 96.00 | SF | 4.00 | 4.00 | 100 | 1991 | 1991 | 3 | 20 | 77 | |
| 6 | 0211 | CONCRETE W | 0 | 100 | 20 | 60.00 | SF | 6.00 | 6.00 | 100 | 1990 | 1990 | 3 | 20 | 72 | |
| 7 | 0055 | PORTABLE C | 0 | 100 | 26 | 520.00 | SF | 3.00 | 3.00 | 100 | 2021 | 2021 | 3 | 93 | 1,451 | |
| TOTAL OB/XF 5,708 | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W19 N12 W16 S12 FSP=[YR=2017] E16 N12 W16 S12\$ W22 S11 E22 S17 E16 FOP=[YR=1993] W16 S3 FGR=[YR=1993] N20 W22 S20 E22\$ E16 N3\$ S13 E19 N41\$. | | | | | | | | | |

| LAND DESCRIPTION | | TOTAL OB/XF 5,708 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |