

THE PINES UNIT 1
 BLOCK B LOT 2
 OR 65 P 352 & OR 86 P 872

ROWLAND CONSUELO
 264 BAY PINE DR
 CRAWFORDVILLE, FL 32327

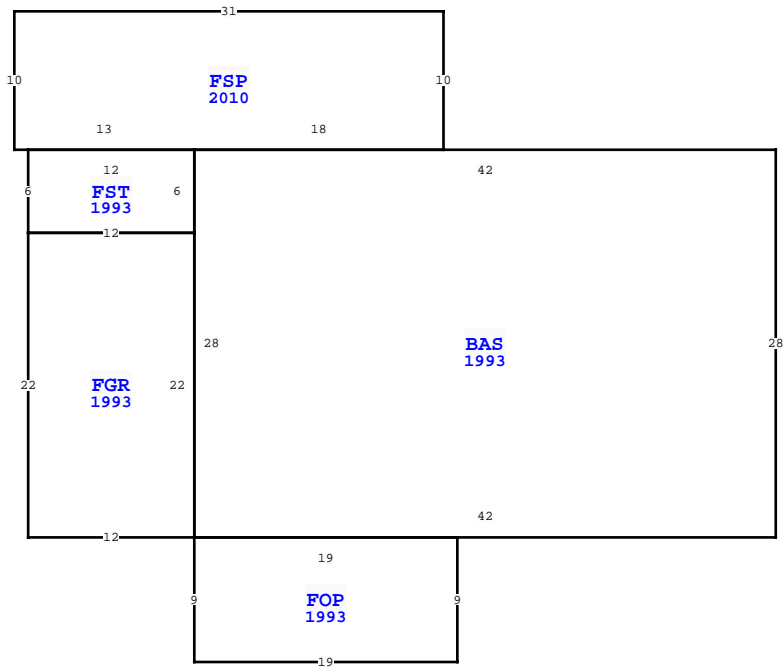
2024

00-00-075-141-10234-B02



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100	Foundation	
30	WOOD FRAME 100	Frame	
02	VINYL 100	Exterior Wall	
03	GABLE/HIP 100	Roof Structur	
03	COMP SHNGL 100	Roof Cover	
05	DRYWALL 100	Interior Wall	
14	CARPET 70	Interior Floo	
08	SHT VINYL 30	Interior Floo	
04	AIR DUCTED 100	Heating Type	
03	CENTRAL 100	Air Condition	
3 100		Bedrooms	
2 100		Bathrooms	
0 100		Story Height	
1. 100		Stories	
0 100		Units	
03 AVERAGE		Quality	
0100 SINGLE FAMILY		DOR CODE	
2 MKT AREA		MAP NUM	
141.00 1.00/		NEIGHBORHOOD/LOC	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,176	100	1993
FGR	264	50	1993
FOP	171	30	1993
FSP	310	55	2010
FST	72	55	1993
TOTALS	1,993		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,569	111.8000	106.21	166,643	1989	1989	0	0	34.00	66.00
1 SINGLE FAM 100% - 2020 Heated Area: 1176 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		109,984	
TOTAL MARKET OB/XF VALUE		18,403	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		153,387	
SOH/AGL Deduction		4,462	
ASSESSED VALUE		148,925	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		98,925	
TOTAL JUST VALUE		153,387	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,186	
5 YR PRCL CH, CHG CODE XFOB LN 5			
ADD HX FOR 2020- ROWLAND			
ADD CHG PER TCO			
LN 7-14			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000011	RE-ROOF/SHINGLES-		01/10/2024
2007720	VINYL SIDING	0	05/15/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0331	2/22/2019	WD Q	Q	I	01	165,000
GRANTOR: WEBSTER CATHERINE H						
GRANTEE: ROWLAND CONSUELO						
0907/0519	4/12/2013	PR Q	Q	I	01	105,000
GRANTOR: GEORGE DOCK PERS.REP.						
GRANTEE: WEBSTER CATHERINE H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	CONCRETE D	0	100	12	85	1,020.00	SF	6.00	6.00	100
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100
3	0620	WOOD UTL B	0	100	12	20	240.00	SF	6.00	6.00	100
4	0220	POOL VINYL	0	100	16	32	512.00	SF	60.00	60.00	100
5	0211	CONCRETE W	0	100	0	0	892.00	SF	6.00	6.00	100
6	0075	WOOD FENCE	0	100	0	0	200.00	LF	10.00	10.00	100
7	0211	CONCRETE W	0	100	19	3	57.00	SF	6.00	6.00	100
8	0211	CONCRETE W	0	100	78	2	156.00	SF	6.00	6.00	100
9	0956	PRIVACY FE	0	100	0	0	162.00	LF	19.00	19.00	100
10	0620	WOOD UTL B	0	100	8	6	48.00	SF	6.00	6.00	100

TOTAL OB/XF											
17,887											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

BUILDING NOTES											
BLD DATE 02/07/2020 MMAK LGL DATE 02/07/2020 MMAK											
XF DATE 02/07/2020 MMAK LAND DATE 02/07/2020 MMAK											
INC DATE AG DATE											

BUILDING DIMENSIONS											
BAS=[YR=1993] W42 FSP=[YR=2010] E18 N10 W31 S10 E13\$											
FST=[YR=1993] W12 S6 E12 FGR=[YR=1993] W12 S22 E12											
FOP=[YR=1993] S9 E19 N9 W19\$ N22\$ N6 \$ S28 E42 N28\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

