

THE PINES UNIT 1  
BLOCK B LOT 4  
OR 65 P 352 & OR 86 P 872

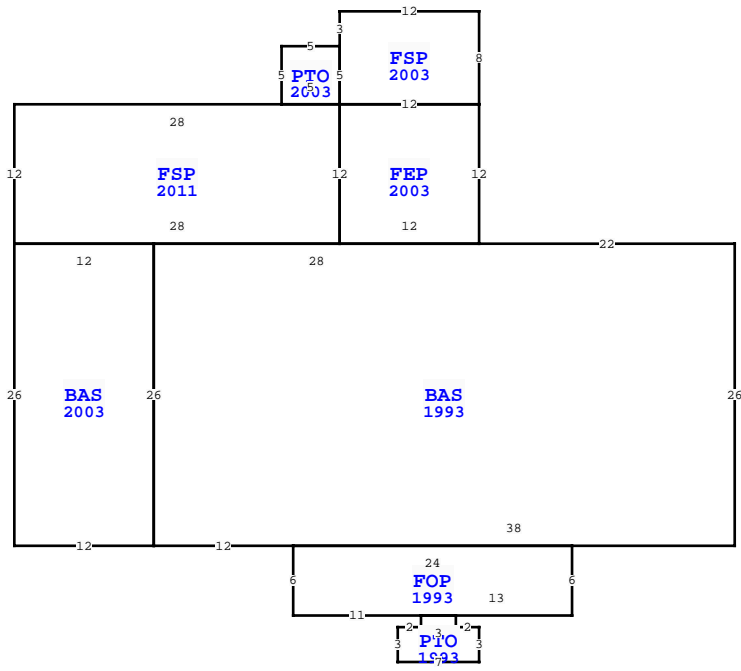
QUINTERO JOSE JESUS CARRANZA  
242 BAY PINE DR  
CRAWFORDVILLE, FL 32327

**2024**

00-00-075-141-10234-B04

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	80
Exterior Wall	20	FACE BRICK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	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
BAS	1,300	100	1993
BAS	312	100	2003
FEP	144	80	2003
FOP	144	30	1993
FSP	96	55	2003
FSP	336	55	2011
PTO	24	5	1993
PTO	25	5	2003
TOTALS	2,381		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,010	124.8000	118.56	238,306	1989	1989	0	0	0	34.00	66.00	
1 SINGLE FAM 0% - 0 Heated Area: 1727 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		161,984	
TOTAL MARKET OB/XF VALUE		7,550	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		194,534	
SOH/AGL Deduction		0	
ASSESSED VALUE		194,534	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		194,534	
TOTAL JUST VALUE		194,534	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		194,539	
5 YR PRCL CH, PU XFOB LN 6-8, DEL XFOB LN 9			
5 YR PRCL CH, N/C			
XFOB LN 6			
CHG DIMENS XFOB LN 1, PU XFOB LN 2-5, DEL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000543	REROOF-CO	0	06/10/2020
2013372	GARAGE - CO	0	06/10/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0862/0834	9/12/2011	WD	U	I	12	105,000
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: QUINTERO JOSE JESUS						
0848/0651	2/17/2011	WD	U	I	12	183,600
GRANTOR: SMITH PATTIE F & BOBB						
GRANTEE: HSBC MORTGAGE SERVI						

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	0	12	75	1,160.00	SF	6.00	6.00	100	1989	1989	3	20	1,392	
2	0211	CONCRETE W	0	0	34	3	102.00	SF	6.00	6.00	100	1989	1989	3	20	122	
3	0055	PORTABLE C	0	0	18	20	360.00	SF	3.00	3.00	100	2011	2011	3	47	508	
4	0955	PRIVACY FE	0	0	0	0	36.00	LF	15.00	15.00	100	2011	2011	3	65	351	
5	0100	6" CHAINLI	0	0	0	0	412.00	LF	19.00	19.00	100	2011	2011	3	47	3,679	
6	0700	PORT BLDG	0	0	12	8	96.00	SF	8.00	8.00	100	2014	2014	3	82	630	
7	0625	PORT WD UT	0	0	12	10	120.00	SF	6.00	6.00	100	2015	2015	3	67	482	
8	0935	OPEN SHED	0	0	16	6	96.00	SF	6.00	6.00	100	2015	2015	3	67	386	

TOTAL OB/XF														7,550			
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 NOTES													
BUILDING DIMENSIONS													

BAS=[YR=1993] W22 FEP=[YR=2003] N12 FSP=[YR=2003] N8 W12 S3  
PTO=[YR=2003] W5 S5 E5 N5\$ S5 E12\$ W12 FSP=[YR=2011] W28 S12  
E28 N12\$ S12 E12\$ W28 BAS=[YR=2003] W12 S26 E12 N26\$ S26 E12  
POP=[YR=1993] S6 E11 PTO=[YR=1993] S1 W2 S3 E7 N3 W2 N1 W3\$  
E13 N6 W24\$ E38 N26\$.

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	DPHT 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	1.00	25,000.00	25,000.00	25,000										

THE PINES UNIT 1  
 BLOCK B LOT 4  
 OR 65 P 352 & OR 86 P 872

QUINTERO JOSE JESUS CARRANZA  
 242 BAY PINE DR  
 CRAWFORDVILLE, FL 32327

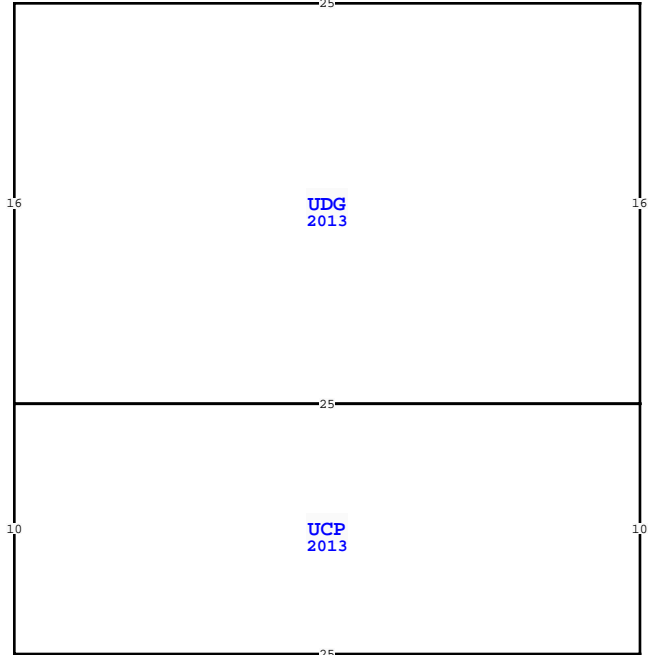
2024

00-00-075-141-10234-B04



ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	08	WD ON PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Heating Type	01	NONE 100			
Air Condition	01	NONE 100			
Story Height	0	100			
Stories	1.	1. 100			
Units	0	100			
Quality	08	FAIR			
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
UCP	250	20	2013	50	871
UDG	400	55	2013	220	3,831
TOTALS	650			270	4,702

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	270	38.7000	19.35	5,224	2013	2013	0	0	10.00	90.00		
2 WKSHP/BARN 0% - 0 Heated Area: 0 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			161,984
TOTAL MARKET OB/XF VALUE			7,550
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			194,534
SOH/AGL Deduction			0
ASSESSED VALUE			194,534
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			194,534
TOTAL JUST VALUE			194,534
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,539
EYB, EXW, FLOOR, QUAL CARD 1, PU BLDG CARD 2			
5 YR PRCL CH, PU NEW TRAV, FNDN, FRME, CHG			
BE ON 04515-000 PER XMPT APP & DR501T			
R080066-REMOVE HX. HX ON WRONG PRCL. SHOULD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0862/0834	9/12/2011	WD U	I	I	12	105,000
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: QUINTERO JOSE JESUS						
0848/0651	2/17/2011	WD U	I	I	12	183,600
GRANTOR: SMITH PATTIE F & BOBB						
GRANTEE: HSBC MORTGAGE SERVI						

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
242 BAY PINE DR, CRAWFORDVILLE																

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

BUILDING NOTES													

BUILDING DIMENSIONS													
UDG=[YR=2013] W25 S16 UCP=[YR=2013] S10 E25 N10 W25\$ E25 N16\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			