

THE PINES UNIT 1  
BLOCK B LOT 8  
OR 86 P 872 & OR 99 P 369

WARD CLAYTON/MILLENDER JORDYN  
200 BAY PINE DR  
CRAWFORDVILLE, FL 32327

**2024**

00-00-075-141-10234-B08

| ELEMENT   |                  | BUILDING CHARACTERISTICS |      |              |                      |
|-----------|------------------|--------------------------|------|--------------|----------------------|
| CD        | CONSTRUCTION     |                          |      |              |                      |
| 02        | CONCR SLAB 100   |                          |      |              |                      |
| 10        | WOOD FRAME 100   |                          |      |              |                      |
| 03        | ABOVE AVG. 100   |                          |      |              |                      |
| 03        | GABLE/HIP 100    |                          |      |              |                      |
| 03        | COMP SHNGL 100   |                          |      |              |                      |
| 05        | DRYWALL 100      |                          |      |              |                      |
| 07        | VYL PLANK 50     |                          |      |              |                      |
| 11        | CLAY TILE 50     |                          |      |              |                      |
| 13        | HEAT PUMP 100    |                          |      |              |                      |
| 13        | HEAT PUMP 100    |                          |      |              |                      |
|           | 3 100            |                          |      |              |                      |
|           | 2 100            |                          |      |              |                      |
|           | 0 100            |                          |      |              |                      |
| 1.        | 1. 100           |                          |      |              |                      |
| 01        | FIREPLACE 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       | 1,344            | 100                      | 1993 | 1,344        | 149,430              |
| FSP       | 168              | 55                       | 2006 | 92           | 10,229               |
| TOTALS    | 1,512            |                          |      | 1,436        | 159,659              |

| MARKET ADJUSTMENTS   |            |           |             |                |                |      |      |      |      |      |        |          |            |      |          |            |      |         |            |      |           |            |      |          |  |  |         |  |  |
|--|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|----------|------------|------|----------|------------|------|---------|------------|------|-----------|------------|------|----------|--|--|---------|--|--|
| TYPE   | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |          |            |      |          |            |      |         |            |      |           |            |      |          |  |  |         |  |  |
| 0100   | 01         | 1,436     | 124.5000    | 118.28         | 169,850        | 1992 | 2017 | 0    | 0    | 6.00 | 94.00  |          |            |      |          |            |      |         |            |      |           |            |      |          |  |  |         |  |  |
| 1 SINGLE FAM 100% - 2024 Heated Area: 1344 HX Base Yr 2024   |            |           |             |                |                |      |      |      |      |      |        |          |            |      |          |            |      |         |            |      |           |            |      |          |  |  |         |  |  |
|  |            |           |             |                |                |      |      |      |      |      |        |          |            |      |          |            |      |         |            |      |           |            |      |          |  |  |         |  |  |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>02/07/2020</th> <th>MMAK</th> <th>LGL DATE</th> <th>02/07/2020</th> <th>MMAK</th> </tr> <tr> <th>XF DATE</th> <th>02/07/2020</th> <th>MMAK</th> <th>LAND DATE</th> <th>02/07/2020</th> <th>MMAK</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> <th></th> </tr> </thead> </table> |            |           |             |                |                |      |      |      |      |      |        | 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 |  |  |
| 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     |                |                |      |      |      |      |      |        |          |            |      |          |            |      |         |            |      |           |            |      |          |  |  |         |  |  |

| WAKULLA COUNTY PROPERTY   |                   |           |            | PAGE 1 of 1  | 3      |            |
|---|-------------------|-----------|------------|--------------|--------|------------|
| VALUATION SUMMARY   |                   |           |            |              |        |            |
| VALUATION BY  |                   |           |            | STANDARD     |        |            |
| Tax Group: 3  |                   |           |            | Tax Dist:    |        |            |
| BUILDING MARKET VALUE   |                   |           |            | 159,659      |        |            |
| TOTAL MARKET OB/XF VALUE  |                   |           |            | 6,030        |        |            |
| TOTAL LAND VALUE - MARKET   |                   |           |            | 25,000       |        |            |
| TOTAL MARKET VALUE  |                   |           |            | 190,689      |        |            |
| SOH/AGL Deduction   |                   |           |            | 0            |        |            |
| ASSESSED VALUE  |                   |           |            | 190,689      |        |            |
| TOTAL EXEMPTION VALUE   |                   |           |            | HX HB 50,000 |        |            |
| BASE TAXABLE VALUE  |                   |           |            | 140,689      |        |            |
| TOTAL JUST VALUE  |                   |           |            | 190,689      |        |            |
| NCON VALUE  |                   |           |            | 0            |        |            |
| INCOME VALUE  |                   |           |            | 0            |        |            |
| PREVIOUS YEAR MKT VALUE   |                   |           |            | 169,174      |        |            |
| INCR EYB 2015-2017 HVAC OB23-280 CC 6/9/2023  |                   |           |            |              |        |            |
| ADDRESS & NAME CLEAN UP, REMOVED DUPLICATE  |                   |           |            |              |        |            |
| FR PRMT CK 1/22/24 - CH FLOR.   |                   |           |            |              |        |            |
| INCR EYB 2000-2004 RE-ROOF CC 7-2022  |                   |           |            |              |        |            |
| PERMIT NUM  | DESCRIPTION       | AMT       | ISSUED     |              |        |            |
| OB23-000280   | HVAC CHANGE OUT-C |           | 06/06/2023 |              |        |            |
| OBN22-00043   | REPAIR TERMITE DA |           | 01/20/2023 |              |        |            |
| OB22-000300   | RE-ROOF-CC        | 0         | 07/07/2022 |              |        |            |
| 20061909  | ELEC TO CPT       | 0         | 11/30/2006 |              |        |            |
| 20061796  | CARPORT           | 0         | 11/15/2006 |              |        |            |
| 20061144  | REROOF            | 0         | 07/13/2006 |              |        |            |
| SALES DATA  |                   |           |            |              |        |            |
| OFF RECORD Number   | DATE              | TYPE INST | Q / U      | V / I        | RSN CD | SALE PRICE |
| 1334/0101   | 10/18/2023        | WD U      | U          | I            | 18     | 309,000    |
| GRANTOR: FEDERAL NATIONAL MORT  |                   |           |            |              |        |            |
| GRANTEE: WARD CLAYTON & MILL  |                   |           |            |              |        |            |
| 1139/0544   | 2/06/2020         | CT U      | U          | I            | 18     | 100,100    |
| GRANTOR: WAKULLA CLERK OF COUR  |                   |           |            |              |        |            |
| GRANTEE: FEDERAL NATIONAL MO  |                   |           |            |              |        |            |
| BUILDING NOTES  |                   |           |            |              |        |            |
| BUILDING DIMENSIONS   |                   |           |            |              |        |            |
| BAS=[YR=1993;ORIG=0,0] W40 S6 W22 S2 W4 S6 E4 S10 E20 E20 D2R2 E4 U2R2 E2 N4 E12 N20 \$ |                   |           |            |              |        |            |
| FSP=[YR=2006;ORIG=-42,24] S6 E30 N6 W2 D2L2 W4 U2L2 W20 \$                              |                   |           |            |              |        |            |

| 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 |  |
| 2              | 0525       | UTL BLD <1  | 0   | 100 | 12 | 8  | 100.00 | SF | 0.00  | 6.00           | 100       | 1993    | 1993        | 3  | 20     | 0               |       |  |
| 3              | 0620       | WOOD UTL B  | 0   | 100 | 20 | 10 | 200.00 | SF | 6.00  | 6.00           | 100       | 2005    | 2005        | 3  | 24     | 288             |       |  |
| 4              | 0040       | CARPORT FI  | 0   | 100 | 20 | 20 | 400.00 | SF | 13.20 | 13.20          | 100       | 2006    | 2006        | GD | 84     | 4,435           |       |  |
| 5              | 0211       | CONCRETE W  | 0   | 100 | 31 | 3  | 93.00  | SF | 6.00  | 6.00           | 100       | 2006    | 2006        | 3  | 27     | 151             |       |  |
| 6              | 0213       | CONCRETE P  | 0   | 100 | 12 | 8  | 96.00  | SF | 6.00  | 6.00           | 100       | 2006    | 2006        | 3  | 100    | 576             |       |  |
| 7              | 0211       | CONCRETE W  | 0   | 100 | 8  | 4  | 32.00  | SF | 6.00  | 6.00           | 100       | 2012    | 2012        | 3  | 52     | 100             |       |  |
| 8              | 0060       | DECK WOOD   | 0   | 100 | 12 | 12 | 144.00 | SF | 5.00  | 5.00           | 100       | 2006    | 2006        | 3  | 30     | 216             |       |  |
| 9              | 0740       | UNFINISH O  | 0   | 100 | 4  | 12 | 48.00  | SF | 11.00 | 11.00          | 100       | 1993    | 1993        | 3  | 50     | 264             |       |  |
| TOTALS         |            |             |     |     |    |    |        |    |       |                |           | 6,030   |             |    |        |                 |       |  |

| 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 | 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     |                             |      |         |      |     |    |        |

| REVIEW DATE |  | BY     |  | Total Acres: |  | Total Land Value: |  | Market: |  | Agricultural: |  | Common: |  | PRINTED           |  |
|-------------|--|--------|--|--------------|--|-------------------|--|---------|--|---------------|--|---------|--|-------------------|--|
| 01/23/2024  |  | Nwatts |  | 0.00         |  | 25,000            |  | 0       |  | 0             |  | 25,000  |  | 04/01/2026 BY SYS |  |