

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

PHIPPS REX/PHIPPS SABRINA
 168 BAY PINE DR
 CRAWFORDVILLE, FL 32327

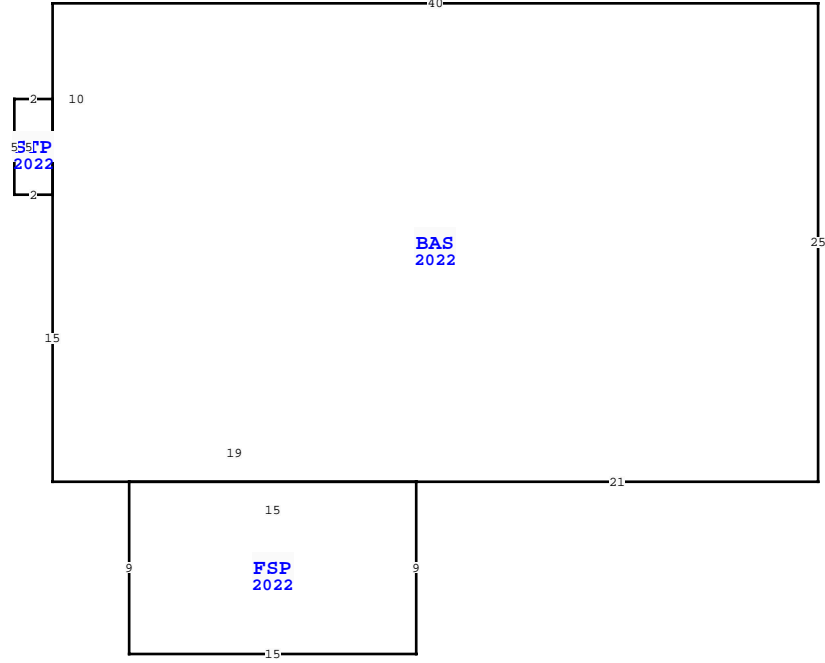
2024

00-00-075-141-10234-D04



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	1 100				
	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	1,000	100	2022	1,000	105,336
FSP	135	55	2022	74	7,795
STP	10	10	2022	1	105
TOTALS	1,145			1,075	113,236

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,075	112.0000	106.40	114,380	2022	2022	0	0	1.00	99.00	
2 SINGLE FAM			100% - 2019	Heated Area: 1000			HX Base Yr 2019					



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		113,236	
TOTAL MARKET OB/XF VALUE		3,746	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		141,982	
SOH/AGL Deduction		0	
ASSESSED VALUE		141,982	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		86,982	
TOTAL JUST VALUE		141,982	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000493	ELECT FOR RV-CC		05/14/2024
22000775	DEMO MH-CC	0	08/02/2022
22000024	SFD-CO	0	02/03/2022
2010554	RE-ROOF	0	07/07/2010
20838	N/A	0	04/08/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0118	3/28/2019	WD Q	Q	I	01	77,000
GRANTOR: FURDOCK GERALDINE SUZ						
GRANTEE: PHIPPS REX & PHIPPS						
1101/0380	2/20/2019	QC U	U	I	11	100
GRANTOR: YAMROSE SCOTT LEE						
GRANTEE: FURDOCK GERALDINE S						

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	0940	OPEN SHED	0 100	10	10	100.00	SF	4.00	4.00	100	2012	2012	3	52	208	
3	0700	PORT BLDG	0 100	12	10	120.00	SF	8.00	8.00	100	2012	2012	3	78	749	
4	0210	CONCRETE D	0 100	20	14	280.00	SF	6.00	6.00	100	2022	2022	3	97	1,630	
5	0700	PORT BLDG	0 100	10	8	80.00	SF	8.00	8.00	100	2009	2009	3	72	461	
6	0211	CONCRETE W	0 100	40	3	120.00	SF	6.00	6.00	100	2022	2022	3	97	698	

TOTAL OB/XF													3,746
168 BAY PINE DR, CRAWFORDVILLE													
BLD DATE		02/07/2020		MMFR		LGL DATE		02/07/2020		MMFR			
XF DATE		02/07/2020		MMFR		LAND DATE		02/07/2020		MMFR			
INC DATE						AG DATE							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2022] W40 S10 STP=[YR=2022] N5 W2 S5 E2\$ S15 E19												
FSP=[YR=2022] W15 S9 E15 N9\$ E21 N25\$.												

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								