

RIDGELAND PLACE LOT 11  
 OR 280 P 583 OR 273 P 560  
 OR 334 P 704 OR 852 P 389

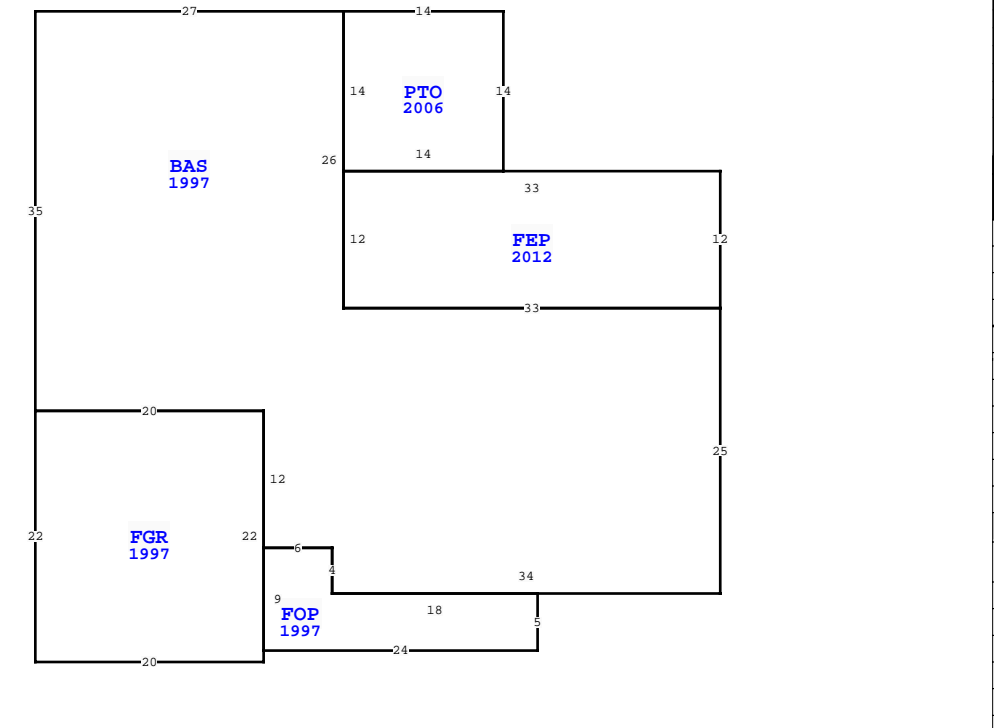
PFLANZ MARK  
 60 HUMMINGBIRD LN  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-076-181-10250-B11

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 60
Interior Floo	14	CARPET 40
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Fireplace	01	FIREPLACE 100
Units		0 100
Condition Adj	13	GOOD 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,448	128.4550	122.03	298,729	1997	2015	0	0	0	8.00	92.00



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		274,831	
TOTAL MARKET OB/XF VALUE		25,558	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		340,389	
SOH/AGL Deduction		52,357	
ASSESSED VALUE		288,032	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		238,032	
TOTAL JUST VALUE		340,389	
NCON VALUE		8,900	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,889	
5 YR PRCL CK, PU XF0B			
22 PORT FROM LEON - PFLANZ 50%			
ADD HX & PORT FOR 2020- JAYNES			
2020 OUTGOING DR501T SENT TO VOLUSIA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00034	GENERATOR		09/08/2023
18000415	HVAC CO	0	10/18/2018
17001297	REROOF-CO	0	10/04/2017
2006539	POOL	0	03/23/2006
22318	N/A	0	05/29/1997

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,858	100	1997	1,858	208,593
FEP	396	80	2012	317	35,589
FGR	440	50	1997	220	24,699
FOP	144	30	1997	43	4,827
PTO	196	5	2006	10	1,122
<b>TOTALS</b>	<b>3,034</b>			<b>2,448</b>	<b>274,831</b>

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/0149	11/08/2022	WD	Q	I	01	389,000
GRANTOR: JAYNES CHARLES MICHAEL						
GRANTEE: PFLANZ MARK						
1115/0091	6/25/2019	WD	Q	I	01	243,500
GRANTOR: ROYER AMBER & DYLAN						
GRANTEE: JAYNES CHARLES MICH						

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	0 100	16	50	800.00	SF	6.00	6.00	100	1997	1997	3	20	960	
2	0700	PORT BLDG	0 100	12	10	120.00	SF	0.00	0.00	100	1998	1998	3	55	0	
3	0220	POOL VINYL	0 100	36	16	576.00	SF	60.00	60.00	100	2006	2006	3	40	13,824	
4	0211	CONCRETE W	0 100	0	0	854.00	SF	6.00	6.00	100	2006	2006	3	27	1,383	
6	0955	PRIVACY FE	0 100	0	0	416.00	LF	15.00	15.00	100	1998	1998	3	0	0	
7	0620	WOOD UTL B	0 100	8	16	128.00	SF	6.00	6.00	100	2000	2000	3	20	154	
8	0211	CONCRETE W	0 100	10	3	30.00	SF	6.00	6.00	100	1997	1997	3	20	36	
9	0740	UNFINISH O	0 100	4	12	48.00	SF	11.00	11.00	100	2000	2000	3	57	301	
10	0157	GENERATOR	0 100	0	0	1.00	UT	8,900.00	8,900.00	100	2024	2023		100	8,900	

BUILDING NOTES			
60 HUMMINGBIRD LN, CRAWFORDVILLE			

BUILDING DIMENSIONS			
FEP=[YR=2012] W33 PTO=[YR=2006] E14 N14 W14 S14\$ S12 E33 BAS=[YR=1997] W33 N26 W27 S35 E20 FGR=[YR=1997] W20 S22 E20 N22\$ S12 E6 FOP=[YR=1997] W6 S9 E24 N5 W18 N4\$ S4 E34 N25\$ N12\$.			

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	40,000.00	40,000.00	40,000							