LOT 78 HS P-3-M-21-D
OR 991 P 745 OR 1260 P 840
LESS SOLD OR 1289 P 557

ROMAN CODY STEPHEN
204 REHWINKEL RD
CRAWFORDVILLE, FL 32327

2024

00-00-078-000-10720-001

BUILDING CHARACTERISTICS

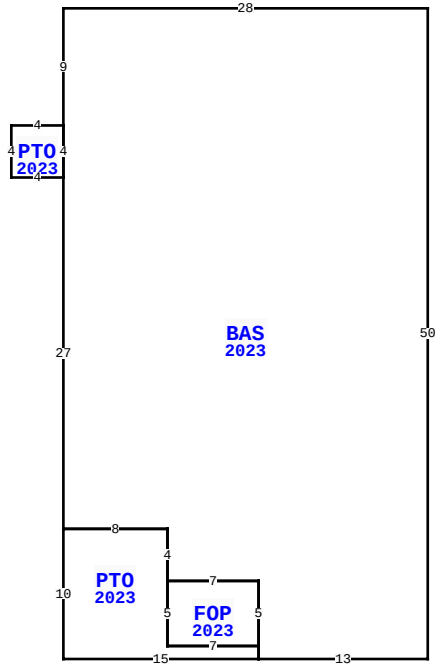
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Ceiling	08	8 FT 100
Ceiling	06	Trey/Crown 90
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	13.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	2023	1,278	166,792
FOP	35	30	2023	10	1,305
PTO	16	5	2023	1	131
PTO	87	5	2023	4	522
TOTALS	1,416			1,293	168,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,293	109.9000	130.51	168,749	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2024 Heated Area: 1278 HX Base Yr



204 REHWINKEL RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0	0	1,192.00	SF	6.00	6.00	100	2024	2023	AV	100	7,152	
2	0211	CONCRETE W	0	0	19	4	76.00	SF	6.00	6.00	100	2024	2023	AV	100	456	
3	0030	BARN,POLE	0	0	24	24	576.00	SF	9.00	9.00	100	2024	2023	AV	100	5,184	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	168,749
TOTAL MARKET OB/XF VALUE	12,792
TOTAL LAND VALUE - MARKET	22,950
TOTAL MARKET VALUE	204,491
SOH/AGL Deduction	0
ASSESSED VALUE	204,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,491
TOTAL JUST VALUE	204,491
NCON VALUE	176,357
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,400

5 YR PRCL CK, PU XFOB.

FR PU NCON & XFOBS 02-13-2023; LH 12/11/23

5 YR CK, VCNT PRCL

TO NEW PRCL 10720-002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR23-000027	POLE BARN	0	04/13/2023
PR22-000107	SFD-CO	0	10/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1306/0499	3/31/2023	WD	Q	I	01	260,000
GRANTOR: S & P INVESTMENT HOLD						
GRANTEE: ROMAN CODY STEPHEN						
1260/0840	4/14/2022	WD	Q	V	01	30,000
GRANTOR: GOODING TRENA FARVER						
GRANTEE: S & P INVESTMENT HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=13,10] S9 S4 S27 E8 S4 E7 S5 S1 E13 N50 W28 $
PTO=[YR=2023;ORIG=9,19] E4 S4 W4 N4 $
FOP=[YR=2023;ORIG=21,54] E7 S5 W7 N5 $
PTO=[YR=2023;ORIG=13,50] S10 E15 N1 W7 N5 N4 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,792

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.50	15,300.00	22,950.00	22,950							

REVIEW DATE 06/14/2024 BY Nwatts Total Acres: 0.64 Total Land Value: 22,950 Market: 0 Agricultural: 0 Common: 22,950 PRINTED 04/22/2026 BY SYS