

LOT 79 HS P-2-M-22 20.1 ACRES
(TRACT A) OR 908 P 708
OR 967 P 125

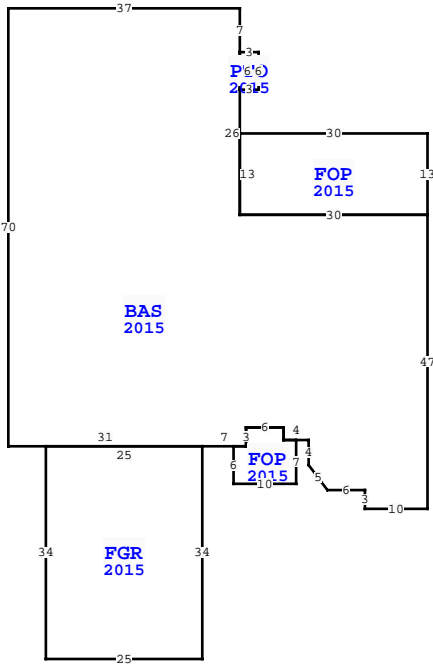
HILL LINDA/CASAVANT SYLVIE
482 REHWINKEL RD
CRAWFORDVILLE, FL 32327

2024

00-00-079-000-11503-001

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
16	WD FR STUC 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 70				
14	CARPET 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2.5 100				
	0 100				
1.	1. 100				
01	FIREPLACE 100				
	0 100				
04	ABOVE AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	08			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,835	100	2015	3,835	454,390
FGR	850	50	2015	425	50,356
FOP	80	30	2015	24	2,844
FOP	390	30	2015	117	13,863
PTO	18	5	2015	1	119
TOTALS	5,173			4,402	521,571

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,402	138.5800	131.65	579,523	2015	2015	0	0	10.00	90.00
1 SINGLE FAM 100% - 2016 Heated Area: 3835 HX Base Yr 2016											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			521,571
TOTAL MARKET OB/XF VALUE			16,664
TOTAL LAND VALUE - MARKET			70,350
TOTAL MARKET VALUE			608,585
SOH/AGL Deduction			122,764
ASSESSED VALUE			485,821
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			435,821
TOTAL JUST VALUE			608,585
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			611,960
STAFF REVIEWED QUAL AND AGREED ABOVE AVG SFD			
5 YR PRCL CK, DEMO XFOB			
5 YR PRCL CK NC FR			
5 YR PRCL CHK - N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000685	POOL	0	07/27/2016
15000295	SFD-CO	0	04/21/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0967/0125	4/07/2015	QC	U	V	30	0
GRANTOR: HILL LINDA						
GRANTEE: HILL LINDA & CASAVA						
0908/0708	4/30/2013	WD	Q	V	05	200,000
GRANTOR: BENUS FARM, L.L.C.						
GRANTEE: HILL LINDA & CASAVA						

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	0210	CONCRETE D	0	100	0	0	2,044.00	SF	6.00	6.00	100	2015	2015	3	67	8,217	
3	0211	CONCRETE W	0	100	89	5	445.00	SF	6.00	6.00	100	2015	2015	3	67	1,789	
4	0030	BARN, POLE	0	100	36	20	720.00	SF	9.00	9.00	100	2015	2015	3	67	4,342	
5	0030	BARN, POLE	0	100	24	16	384.00	SF	9.00	9.00	100	2015	2015	3	67	2,316	
6	0700	PORT BLDG	0	100	16	10	160.00	SF	0.00	0.00	100	2015	2015	3	84	0	
7	0700	PORT BLDG	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	

LAND DESCRIPTION																								
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	20.10	AC		1.00	1.00	1.00	3,500.00	3,500.00	70,350							