

WILDWOOD COUNTRY CLUB LOT 27  
 OR 226 P 420 OR 235 P 895  
 OR 250 P 408 OR 965 P 629

STEPHENS CHRISTIAN S/STEPHENS SHELLY LYNN  
 206 COUNTRY CLUB DR  
 CRAWFORDVILLE, FL 32327

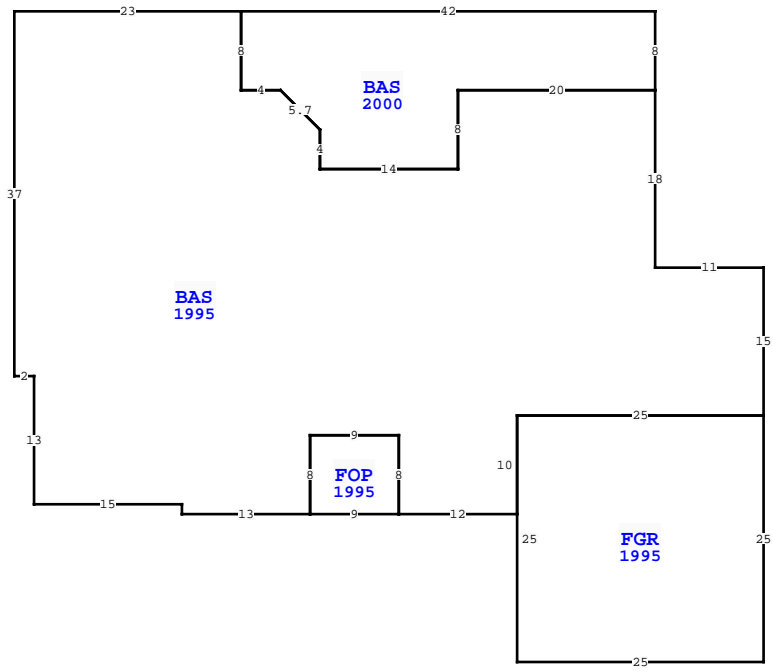
2024

00-00-086-137-11586-G27



ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	16		WD FR	STUC 100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP	SHNGL 100	
Interior Wall	05		DRYWALL	100	
Interior Floo	12		HARDWOOD	60	
Interior Floo	11		CLAY TILE	40	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms				3 100	
Bathrooms				2.5 100	
Story Height				0 100	
Stories	1.			1. 100	
Units				0 100	
Quality	07		GOOD		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	5		MKT AREA	08	
NEIGHBORHOOD/LOC	137.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,769	100	1995	2,769	221,796
BAS	456	100	2000	456	36,525
FGR	625	50	1995	312	24,991
FOP	72	30	1995	22	1,762
TOTALS	3,922			3,559	285,074

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022									
Heated Area: 3225										HX Base Yr 2022	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				285,074	
TOTAL MARKET OB/XF VALUE				22,022	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				362,096	
SOH/AGL Deduction				38,920	
ASSESSED VALUE				323,176	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				273,176	
TOTAL JUST VALUE				362,096	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				351,313	
FR 5YR CK 4/21/23; CHG FLOOR & BATH					
5 YR PRCL CH, PU CORR TRAV					
ADD WX FOR 2016					
MAILED APPLICATION FOR WX FILE 2016					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2011259	RE-ROOF	0	04/27/2011		
2009505	REPLC DOORS/WINDO	0	06/15/2009		
2009132	HVAC CHG OUT	0	02/17/2009		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/0394	4/13/2021	WD Q	Q	I	01	395,000
GRANTOR: WIGFALL DION LAMONT &						
GRANTEE: STEPHENS CHRISTIAN						
1102/0373	2/19/2019	WD Q	Q	I	01	338,500
GRANTOR: LEFFERT SHERIDA CRUM						
GRANTEE: WIGFALL DION LAMONT						

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	0220	POOL VINYL	0	100	0	0			561.00	SF	60.00	60.00	100	1995	1995	3	40	13,464	
2	0210	CONCRETE D	0	100	200	12			2,400.00	SF	6.00	6.00	100	1995	1995	3	20	2,880	
3	0210	CONCRETE D	0	100	24	16			384.00	SF	6.00	6.00	100	1995	1995	3	20	461	
4	0211	CONCRETE W	0	100	69	5			345.00	SF	6.00	6.00	100	1995	1995	3	20	414	
5	0130	FIRE PLACE	0	100	0	0			1.00	UT	1,300.00	1,300.00	100	1995	1995	3	52	676	
6	0125	MTL/VYL AC	0	100	0	0			250.00	LF	19.00	19.00	100	2000	2000	3	20	950	
7	0380	BRICK PATI	0	100	0	0			1,059.00	SF	3.00	3.00	100	1995	1995	3	100	3,177	

TOTAL OB/XF										22,022						
BLD DATE	XF DATE	INC DATE	MMSR	LGL DATE	LAND DATE	AG DATE										
08/08/2018	08/08/2018						03/15/2009	JBBH								

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2000] W42 S8 E4 R4 D4 S4 E14 N8 E20 BAS=[YR=1995] W20 S8 W14 N4 U4 L4 W4 N8 W23 S37 E2 S13 E15 S1 E13 N8 E9 FOP=[YR=1995] W9 S8 E9 N8\$ S8 E12 N10 E25 FGR=[YR=1995] W25 S25 E25 N25\$ N15 W11 N18\$ N8\$.									

LAND DESCRIPTION										TOTAL OB/XF										22,022				
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	000140	C	SFR GOLF	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							