

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

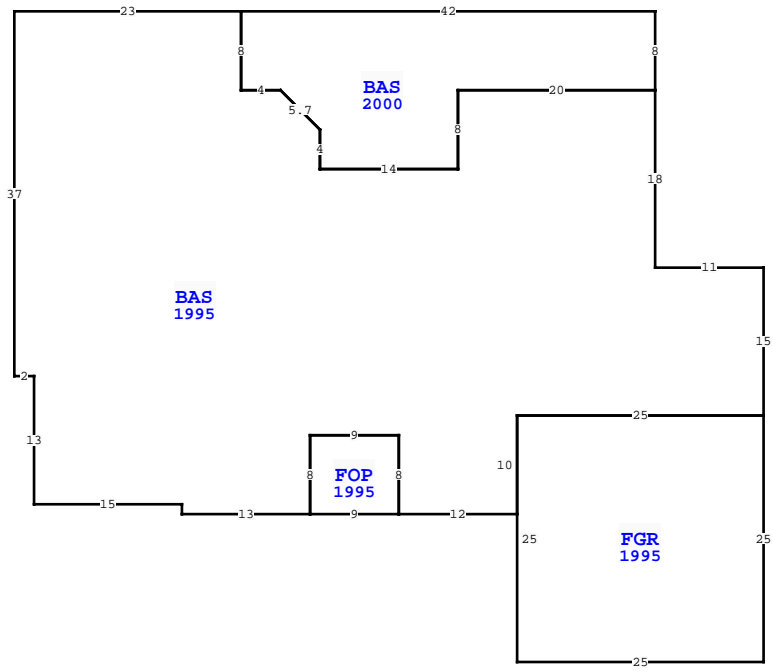
2024

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             |                   |              |             |
|-------------------------------------|-------------------|--------------|-------------|
| VALUATION SUMMARY                   |                   |              | PAGE 1 of 1 |
| 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                        |                   | 0            |             |
| 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  |  |
| TOTALS         |            |             |         |     |     |       |    |       |                |           |          |             |     |        | 22,022          |       |     |        |  |

| 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                | 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     |                             |      |         |      |     |    |        |