

WILDWOOD COUNTRY CLUB LOT 31  
 OR 226 P 420 OR 235 P 890  
 OR 250 P 413 OR 462 P 756

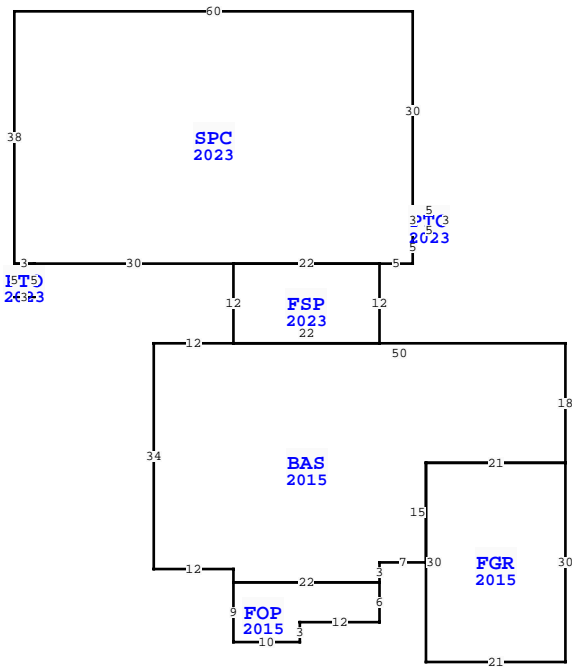
KESSLER BRADLEY F/KESSLER MARGARET A ETAL  
 218 COUNTRY CLUB DRIVE  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-086-137-11586-G31

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	70		
Interior Floo	14	CARPET	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	03	AVERAGE			
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	1,809	100	2015	1,809	196,851
FGR	630	50	2015	315	34,277
FOP	162	30	2015	49	5,332
FSP	264	55	2023	145	15,779
PTO	15	5	2023	1	109
PTO	15	5	2023	1	109
SPC	2,280	20	2023	456	49,621
TOTALS	5,175			2,776	302,077

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,776	124.5000	118.28	328,345	2015	2015	0	0	8.00	92.00
1 SINGLE FAM 100% - 2021			Heated Area: 1809			HX Base Yr 2021					



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		344,413				
TOTAL MARKET OB/XF VALUE		82,647				
TOTAL LAND VALUE - MARKET		55,000				
TOTAL MARKET VALUE		482,060				
SOH/AGL Deduction		34,864				
ASSESSED VALUE		447,196				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		397,196				
TOTAL JUST VALUE		482,060				
NCON VALUE		179,015				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		321,652				
FR PRMT CK 5/30/23; PU XFOBS; PU NEW TRAV & NEW B						
5 YR PRCL CK, PU XFOB LN 5						
ADD HX FOR 2021- KESSLER						
5 YR PRCL CH, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B22-000508	POOL ENCLOSURE-CC	0	06/09/2022			
B21-000143	DEMO, SHED, PORCH,	0	05/24/2021			
OBN20-00017	SOLAR PANELS-CC	0	08/28/2020			
OBN20-00008	SOLAR PANELS-CO	0	05/13/2020			
B18-000771	GENERATOR-CC	0	07/24/2018			
B15-000151	STORAGE SHED-CC	0	03/17/2015			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1150/0551	5/13/2020	QC	U	I	30	100
GRANTOR: KESSLER BRADLEY F & M						
GRANTEE: RANALLO JILL S REM						
1147/0864	4/21/2020	WD	Q	V	01	285,000
GRANTOR: MIDLAND TRUST COMPANY						
GRANTEE: KESSLER BRADLEY F &						
BUILDING NOTES						
BUILDING DIMENSIONS						
SPC=[YR=2023;ORIG=-23,-50] W60 S38 E3 E30 E22 E5 N5 N3 N30 \$						
BAS=[YR=2015;ORIG=0,0] W50 W12 S34 E12 S2 E22 N3 E7 N15 E21 N18 \$						
FGR=[YR=2015;ORIG=0,18] W21 S30 E21 N30 \$						
FSP=[YR=2023;ORIG=-50,-12] E22 S12 W22 N12 \$						
FOP=[YR=2015;ORIG=-28,36] W22 S9 E10 N3 E12 N6 \$						
PTO=[YR=2023;ORIG=-83,-12] E3 S5 W3 N5 \$						
PTR=[ORIG=0,0] E12 N12 S12 W12 \$						
PTO=[YR=2023;ORIG=-23,-20] E5 S3 W5 N3 \$						


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	167	12	2,004.00	SF	6.00	6.00	100	2015	2015	3	67	8,056	
2	0210	CONCRETE D	0	100	0	0	378.00	SF	6.00	6.00	100	2015	2015	3	67	1,520	
3	0211	CONCRETE W	0	100	76	3	228.00	SF	6.00	6.00	100	2015	2015	3	67	917	
4	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2015	2015	3	84	1,092	
5	1450	SOLAR PANE	0	100	0	0	32.00	UT	0.00	0.00	100	2020	2020	3	89	0	
6	0210	CONCRETE D	0	100	0	0	2,755.00	SF	6.00	6.00	100	2024	2023	AV	100	16,530	
7	0211	CONCRETE W	0	100	51	4	204.00	SF	6.00	6.00	100	2024	2023	AV	100	1,224	
8	0211	CONCRETE W	0	100	13	6	78.00	SF	6.00	6.00	100	2024	2023	AV	100	468	
9	0210	CONCRETE D	0	100	10	14	140.00	SF	6.00	6.00	100	2024	2023	AV	100	840	
10	0230	POOL, CONCR	0	100	20	40	800.00	SF	65.00	65.00	100	2024	2023	AV	100	52,000	
TOTALS															82,647		

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	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

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 OR 226 P 420 OR 235 P 890  
 OR 250 P 413 OR 462 P 756

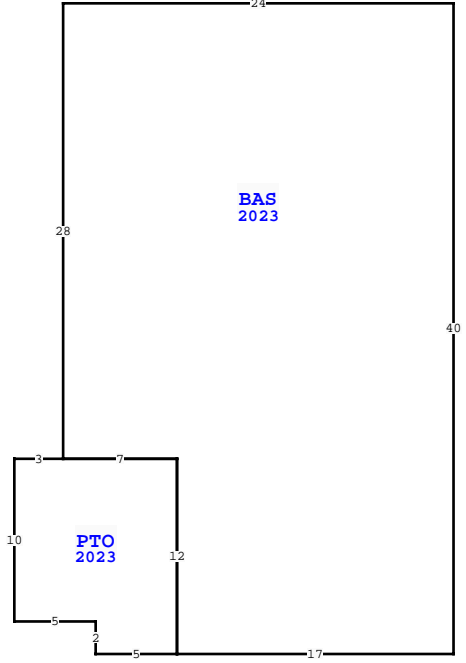
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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	02	SHED 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling		N/A 100
Heating Type	14	MINI SPLIT 100
Air Condition	14	MINI SPLIT 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100
Quality	03	AVERAGE
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
BAS	876	100
PTO	110	5
TOTALS	986	882

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SFR	FGR	100%	- 2024	48.00	42,336	2023	2023	0	0	0.00	100.00
			Heated Area: 876				HX Base Yr 2021					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		344,413	
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TOTAL MARKET VALUE		482,060	
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ASSESSED VALUE		447,196	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		397,196	
TOTAL JUST VALUE		482,060	
NCON VALUE		179,015	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,652	
PRCL:0:2: FOR WILLIAMS, CLINT			
PRCL:0:1: NO SOH TO PORT FROM 03376-002 FOR 2016 R			
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-4			
COA PER USFS FORM 3547			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15-000095	SFD-CO	0	02/24/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/0551	5/13/2020	QC	U	I	30	100
GRANTOR: KESSLER BRADLEY F & M						
GRANTEE: RANALLO JILL S REM						
1147/0864	4/21/2020	WD	Q	V	01	285,000
GRANTOR: MIDLAND TRUST COMPANY						
GRANTEE: KESSLER BRADLEY F &						

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

TOTAL OB/XF												
0												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=10,10] S28 E7 S12 E17 N40 W24 \$												
PTO=[YR=2023;ORIG=7,38] S10 E5 S2 E5 N12 W7 W3 \$												

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	