

FAIRWAYS AT WILDWOOD LOT 10  
 OR 264 P 850 OR 297 P 64  
 OR 760 P 495 OR 876 P 823

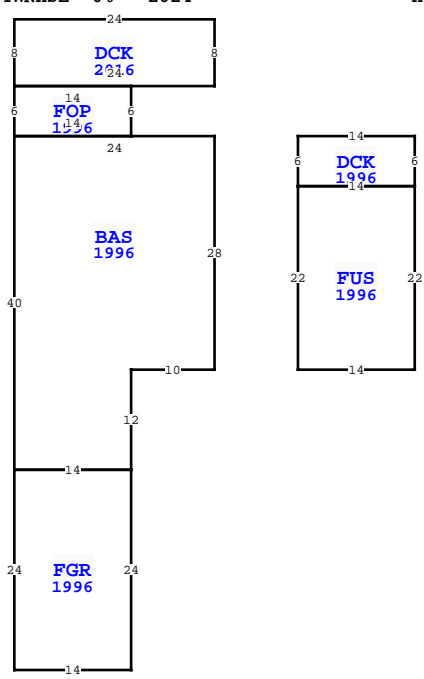
MATSONDA PROPERTIES LLC  
 625 BALIBAY RD  
 APOLLO BEACH, FL 33527

**2024**

00-00-086-195-11586-F10

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	17	CB	STUCCO	50	
Exterior Wall	30	VINYL	50		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	08	SHT	VINYL	50	
Interior Floo	14	CARPET	50		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	5	MKT AREA	08		
NEIGHBORHOOD/LOC	195.00	1.26/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	1996	840	86,493
DCK	84	10	1996	8	824
DCK	192	10	2016	19	1,956
FGR	336	50	1996	168	17,298
FOP	84	30	1996	25	2,574
FUS	308	100	1996	308	31,714
TOTALS	1,844			1,368	140,860

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TWNHSE	0%	- 2024									Heated Area: 1148 HX Base Yr	



45 FAIR WAY, CRAWFORDVILLE

BLD DATE	04/19/2017	MMSR	LGL DATE	
XF DATE	04/19/2017	MMSR	LAND DATE	04/19/2017
INC DATE			AG DATE	

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	0	109	14	1,526.00	SF	6.00	6.00	100	1996	1996	3	20	1,831	
2	0211	CONCRETE W	0	0	40	3	120.00	SF	6.00	6.00	100	1996	1996	3	20	144	
3	0956	PRIVACY FE	0	0	0	0	96.00	LF	19.00	19.00	100	2015	2015	3	67	1,222	

TOTAL OB/XF 3,197

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		140,860			
TOTAL MARKET OB/XF VALUE		3,197			
TOTAL LAND VALUE - MARKET		25,000			
TOTAL MARKET VALUE		169,057			
SOH/AGL Deduction		0			
ASSESSED VALUE		169,057			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		169,057			
TOTAL JUST VALUE		169,057			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		142,875			
FR 5YR CHECK					
LN 1, PU XFOB LN 2-3					
5 YR PRCL CH, PU CORR TRAV, CORR DIMENS XFOB					
11586-F09 AND 11586-F10 DONNA 509-2991					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20639	N/A	0	02/16/1996		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/0036	1/13/2023	QC	U	I	11	100
GRANTOR: LAWRENCE DAVID L, SON						
GRANTEE: MATSONDA PROPERTIES						
1232/0642	10/11/2021	WD	Q	I	01	159,000
GRANTOR: MCKENZIE PAMELA I						
GRANTEE: LAWRENCE DAVID L, S						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1996] W24 FOP=[YR=1996] E14 N6 W14 DCK=[YR=2016] E24 N8 W24 S8\$ S6\$ S40 E14 FGR=[YR=1996] W14 S24 E14 N24\$ N12 E10 PTR=E10 FUS=[YR=1996] E14 N22 W14 DCK=[YR=1996] E14 N6 W14 S6\$ S22\$ W10\$ N28\$.