

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		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
17	CB STUCCO 50		
30	VINYL 50		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
08	SHT VINYL 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Story Height	0	100
2.	Stories	2.	100
	Units	0	100
03	AVERAGE		
0100	SINGLE FAMILY		
5	MAP NUM	08	MKT AREA
195.00	NEIGHBORHOOD/LOC	1.26/	
BAS	AREA TYPE	840	TOTAL GROSS AREA
100	PCT OF BASE	100	YEAR
1996	TOT ADJ AREA	840	SUBAREA MARKET VALUE
86,493			
DCK	AREA TYPE	84	TOTAL GROSS AREA
10	PCT OF BASE	10	YEAR
1996	TOT ADJ AREA	8	SUBAREA MARKET VALUE
824			
DCK	AREA TYPE	192	TOTAL GROSS AREA
10	PCT OF BASE	2016	YEAR
19	TOT ADJ AREA	1,956	SUBAREA MARKET VALUE
FGR	AREA TYPE	336	TOTAL GROSS AREA
50	PCT OF BASE	1996	YEAR
168	TOT ADJ AREA	17,298	SUBAREA MARKET VALUE
FOP	AREA TYPE	84	TOTAL GROSS AREA
30	PCT OF BASE	1996	YEAR
25	TOT ADJ AREA	2,574	SUBAREA MARKET VALUE
FUS	AREA TYPE	308	TOTAL GROSS AREA
100	PCT OF BASE	1996	YEAR
308	TOT ADJ AREA	31,714	SUBAREA MARKET VALUE
1,844	TOTALS	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		
0120	01	1,368	113.5000	128.71	176,075	1996	2008	0	0	20.00	80.00		
1 TWNHSE 0% - 2024 Heated Area: 1148 HX Base Yr													
04/19/2017	BLD DATE	04/19/2017	MMSR	LGL DATE	04/19/2017	MMSR	AG DATE						
04/19/2017	XF DATE	04/19/2017	MMSR	LAND DATE	04/19/2017	MMSR	AG DATE						
	INC DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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						

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	

BUILDING NOTES													
45 FAIR WAY, CRAWFORDVILLE													

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\$.													

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
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							