BOYNTON ESTATES RE-SUBD
TRACT G AND EAST 177 FT OF
TRACT E OR 10 P 37

SPENCE WILLIAM A/SPENCE CATHERINE
88 BOYNTON CT
CRAWFORDVILLE, FL 32327

2024

05-3S-01W-131-04291-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
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	08	FAIR
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 2 | MKT AREA: 10

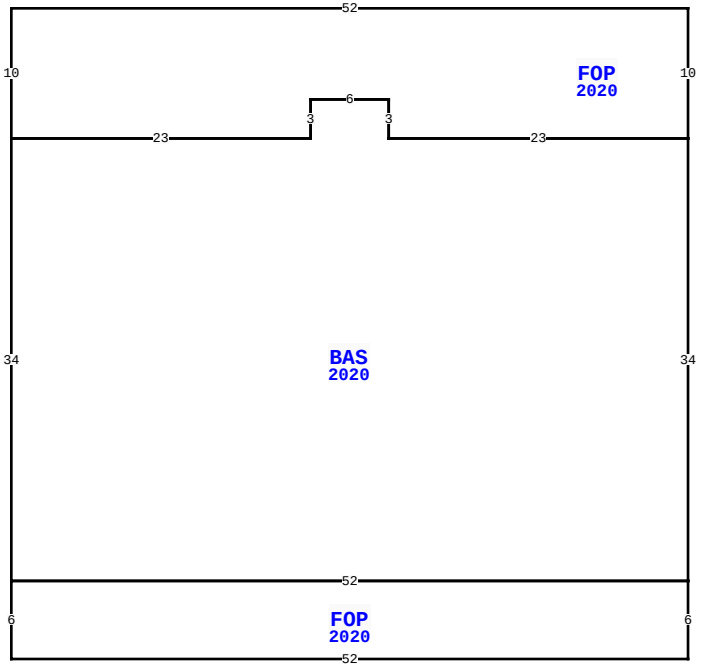
NEIGHBORHOOD/LOC: 131.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	2020	1,786	149,612
FOP	312	30	2020	94	7,874
FOP	502	30	2020	151	12,649
TOTALS	2,600			2,031	170,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,031	90.9000	86.36	175,397	2020	2020	0	0	0	3.00	97.00

2 SINGLE FAM 100% - 2021 Heated Area: 1786 HX Base Yr 2021



BLD DATE	11/20/2020 RTJT	LGL DATE	
XF DATE	03/26/2018 RTJT	LAND DATE	11/02/2020 RTJT
INC DATE		AG DATE	

88 BOYNTON CT, CRAWFORDVILLE

EXTRA FEATURES

LN	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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,135
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		210,135
SOH/AGL Deduction		7,335
ASSESSED VALUE		202,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,800
TOTAL JUST VALUE		210,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,794

COA PER NCOA REPORT

2021 HX APPLIED SPENCE

XFOB LN 1, 2

5 YR PRCL CK, PU BLDG 2 CHG LAND CODE, DEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000243	SFD-CO	0	03/31/2020
19445	N/A	0	03/27/1995
18679	N/A	0	07/01/1994
18633	N/A	0	06/20/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1002/0518	6/06/2016	WD	Q	V	01	52,000
GRANTOR: KINSEY WADE AS GUARDI						
GRANTEE: SPENCE WILLIAM A &						
0628/0281	11/03/2005	QC	Q	I	01	100
GRANTOR: KINSEY DEBORAH						
GRANTEE: KINSEY WADE (GUARDI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W52 S10 E23 N3 E6 S3 E23 BAS=[YR=2020] W23 N3 W6 S3 W23 S34 FOP=[YR=2020] S6 E52 N6 W52$ E52 N34$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		RR1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 11/02/2020 BY RTJT Total Acres: 4.13 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 05/06/2026 BY SYS