12-3S-2W P-6-M-46
E1/2 OF E1/2 OF NE1/4 OF SE1/4
OR 33 P 501 OR 44 P 78

LENFEST NICOLAS ANTHONY
488 WHIDDON LAKE RD
CRAWFORDVILLE, FL 32327

2024

12-3S-02W-000-01506-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 90
Interior Floo	11	CLAY TILE 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE

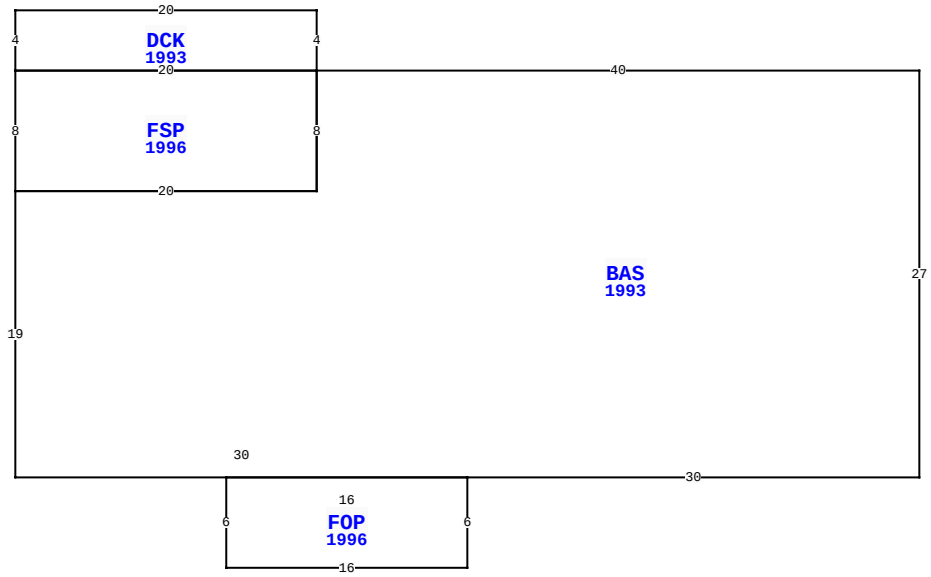
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,460	100	1993	1,460	107,837
DCK	80	10	1993	8	591
FOP	96	30	1996	29	2,142
FSP	160	55	1996	88	6,500
TOTALS	1,796			1,585	117,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,585	117.8000	111.91	177,377	1989	1989	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 2014 Heated Area: 1460 HX Base Yr 2014



488 WHIDDON LAKE RD, CRAWFORDVILLE

BLD DATE	11/16/2017	MMSR	LGL DATE	
XF DATE	11/16/2017	MMSR	LAND DATE	11/16/2017 MMSR
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		220,449
TOTAL MARKET OB/XF VALUE		9,088
TOTAL LAND VALUE - MARKET		82,500
TOTAL MARKET VALUE		247,349
SOH/AGL Deduction		48,281
ASSESSED VALUE		199,068
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,068
TOTAL JUST VALUE		312,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,099

EARTH AS LOCKED GATE - NO RESPONSE FROM OWNR
MM 5YR CK - NO CHANGES; VIEWED FROM GOOGLE
2022 AG RENEWAL RECD
2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009210	REROOF	0	03/16/2009
20071075	UTL BLDG	0	08/02/2007
2007791	GARAGE/APARTMENT-	0	05/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0926/0410	11/05/2013	WD	U	I	12	209,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LENFEST NICOLAS ANT						
0925/0472	5/14/2013	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S8 W20 FSP=[YR=1996] E20 N8 W20
DCK=[YR=1993] E20 N4 W20 S4$ S8$ S19 E30 FOP=[YR=1996] W16 S6
E16 N6$ E30 N27$.

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
1	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1990	1990	3	47	893	
2	0620	WOOD UTL B	0	100	12	24	288.00	SF	6.00	6.00	100	1990	1990	3	20	346	
3	0940	OPEN SHED	0	100	13	12	156.00	SF	4.00	4.00	100	1990	1990	3	20	125	
4	0080	4' CHAINLI	0	100	0	0	40.00	LF	13.00	13.00	100	2002	2002	3	20	104	
5	0210	CONCRETE D	0	100	32	25	800.00	SF	6.00	6.00	100	1993	1993	3	20	960	
6	0211	CONCRETE W	0	100	0	0	221.00	SF	6.00	6.00	100	1993	1993	3	20	265	
7	0350	BOATDOCK A	0	100	26	14	364.00	SF	24.00	24.00	100	1992	1992	3	20	1,747	
8	0080	4' CHAINLI	0	100	0	0	950.00	LF	13.00	13.00	100	2003	2003	3	21	2,594	
9	0100	6" CHAINLI	0	100	0	0	152.00	LF	19.00	19.00	100	2003	2003	3	21	606	
10	0210	CONCRETE D	0	100	24	12	288.00	SF	6.00	6.00	100	1996	1996	3	20	346	

TOTAL OB/XF 7,986

LAND DESCRIPTION

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	8.50	AC		1.00	1.00	1.00	325.00	325.00	2,762							
3	005996	A	AG WETLAND	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	100.00	100.00	50							

REVIEW DATE 09/22/2022 BY MMLH Total Acres: 10.00 Total Land Value: 17,812 Market: 67,500 Agricultural: 2,812 Common: 15,000 PRINTED 09/03/2025 BY SYS

12-3S-2W P-6-M-46
E1/2 OF E1/2 OF NE1/4 OF SE1/4
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2024

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BUILDING CHARACTERISTICS

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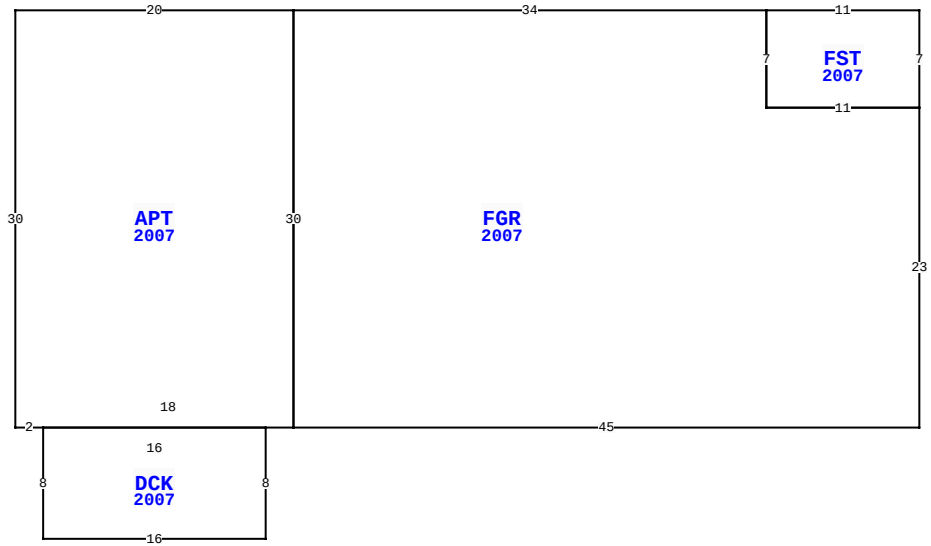
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	10	LAMINATED 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		1 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	5000	IMPRVD AG RES
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	600	100	2007	600	48,046
DCK	128	10	2007	13	1,041
FGR	1,273	50	2007	636	50,929
FST	77	55	2007	42	3,363
TOTALS	2,078			1,291	103,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,291	100.3500	95.33	123,071	2007	2007	0	0	0	16.00	84.00

2 SINGLE FAM 100% - 2014 Heated Area: 600 HX Base Yr 2014



488 WHIDDON LAKE RD, CRAWFORDVILLE

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WAKULLA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,068
TOTAL JUST VALUE		312,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,099

2019 AG RENEWAL REC'D
ADD HX FOR 2014
DEL XFOB LN 12 (GONE)
CARD 2, PU XORR DIMENS & SF XFOB LN 3 & 10,

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0926/0410	11/05/2013	WD	U	I	12	209,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LENFEST NICOLAS ANT						
0925/0472	5/14/2013	WD	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2007] W11 S7 E11 FGR=[YR=2007] W11 N7 W34
APT=[YR=2007] W20 S30 E2 DCK=[YR=2007] S8 E16 N8 W16$ E18
N30$ S30 E45 N23$ N7$.

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
11	0210	CONCRETE D	0	100	36	17	612.00	SF	6.00	6.00	100	2007	2007	3	30	1,102	

LAND DESCRIPTION

TOTAL OB/XF 1,102

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

REVIEW DATE 09/22/2022 BY MMLH Total Acres: 10.00 Total Land Value: 17,812 Market: 67,500 Agricultural: 2,812 Common: 15,000 PRINTED 09/03/2025 BY SYS