WHITETAIL ACRES
LOT 8
OR 786 P 423 OR 1195 P 288

THOMAS JASON M/THOMAS CHELSEA L
184 WINCHESTER LN
CRAWFORDVILLE, FL 32327-6049

**2024**

**15-3S-01E-363-05189-A08**

## BUILDING CHARACTERISTICS

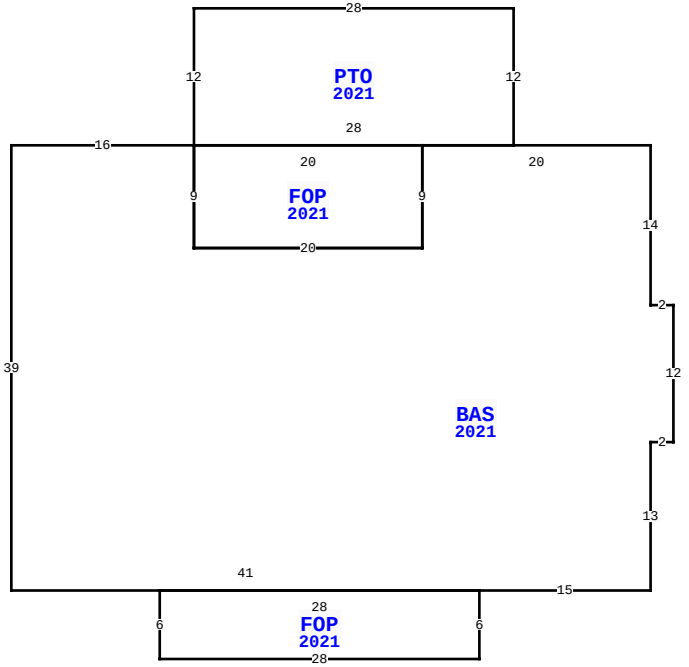
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | VYL PLANK 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 1 | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 363.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,028 | 100 | 2021 | 2,028 | 208,065 |
| FOP | 168 | 30 | 2021 | 50 | 5,130 |
| FOP | 180 | 30 | 2021 | 54 | 5,540 |
| PTO | 336 | 5 | 2021 | 17 | 1,744 |
| TOTALS | 2,712 | | | 2,149 | 220,479 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,149 | 110.2000 | 104.69 | 224,979 | 2021 | 2021 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2028 HX Base Yr 2022




184 WINCHESTER LN, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 12/21/2021 JSJS | LGL DATE | 12/21/2021 JSJS |
| XF DATE | 12/21/2021 JSJS | LAND DATE | |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 220,479 |
| TOTAL MARKET OB/XF VALUE | | 5,835 |
| TOTAL LAND VALUE - MARKET | | 115,550 |
| TOTAL MARKET VALUE | | 247,850 |
| SOH/AGL Deduction | | 72,456 |
| ASSESSED VALUE | | 175,394 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 125,394 |
| TOTAL JUST VALUE | | 341,864 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 243,790 |

2022 AG APP RECVD APPROVED
ADD 2022 HX - THOMAS
2022 PORT FROM TAYLOR - THOMAS
2022 AG RENEWAL RECD

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21000623 | SFD | 0 | 06/17/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1195/0288 | 2/26/2021 | WD | Q | V | 01 | 108,000 |
| GRANTOR: GIOANETTI ANTHONY | | | | | | |
| GRANTEE: THOMAS JASON M & CH | | | | | | |
| 0786/0423 | 2/13/2009 | WD | Q | V | 01 | 94,000 |
| GRANTOR: G & A LLOYD LLC | | | | | | |
| GRANTEE: GIONETTI ANTHONY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W20 S9 W20 FOP=[YR=2021] E20 N9 W20
PTO=[YR=2021] E28 N12 W28 S12$ S9$ N9 W16 S39 E41
FOP=[YR=2021] W28 S6 E28 N6$ E15 N13 E2 N12 W2 N14$.

## 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 | 0210 | CONCRETE D | 0 | 100 | 24 | 24 | 576.00 | SF | 6.00 | 6.00 | 100 | 2021 | 2021 | 3 | 93 | 3,214 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 49 | 4 | 196.00 | SF | 6.00 | 6.00 | 100 | 2021 | 2021 | 3 | 93 | 1,094 | |
| 3 | 0211 | CONCRETE W | 0 | 100 | 34 | 4 | 136.00 | SF | 6.00 | 6.00 | 100 | 2021 | 2021 | 3 | 93 | 759 | |
| 4 | 0700 | PORT BLDG | 0 | 100 | 10 | 10 | 100.00 | SF | 8.00 | 8.00 | 100 | 2021 | 2021 | 3 | 96 | 768 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,835

| 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 | 005400 | A | TIMBER 1 PLA | 0 | | | 0.00 | 0.00 | 20.11 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 6,536 | | | | | | | |

REVIEW DATE 12/21/2021 BY JSJS Total Acres: 21.11 Total Land Value: 21,536 Market: 100,550 Agricultural: 6,536 Common: 15,000 PRINTED 06/24/2026 BY SYS