

WHITETAIL ACRES  
 LOT 9 OR 827 P 175  
 OR 869 P 812 OR 892 P 803

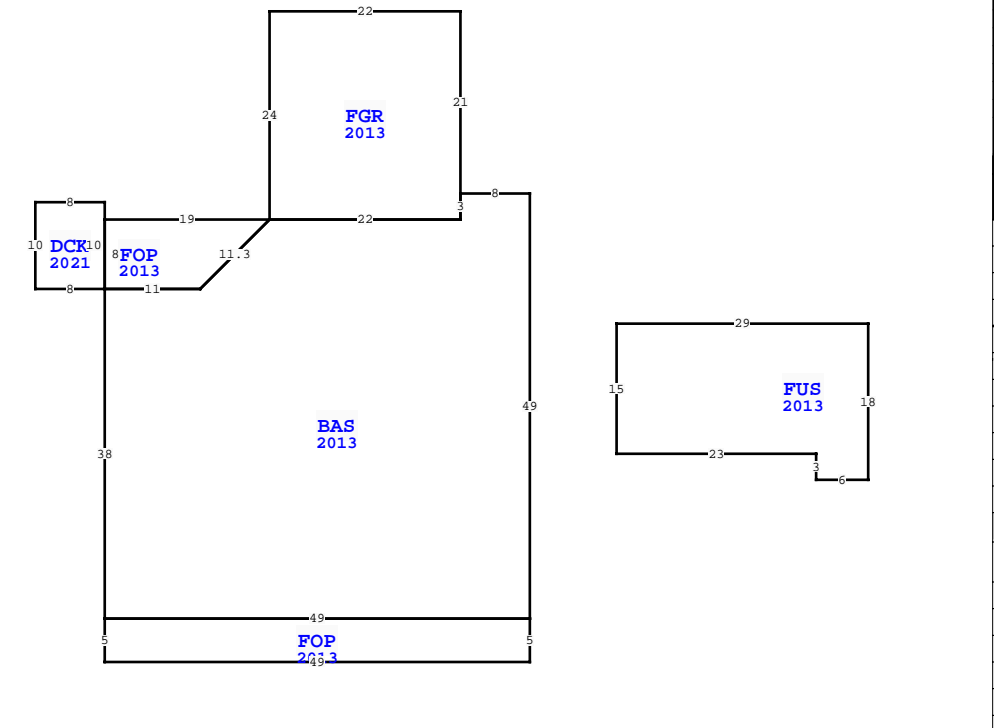
WONSCH BRANDON C/WONSCH SYLVIA G  
 138 WINCHESTER LN  
 CRAWFORDVILLE, FL 32327

**2024**

15-3S-01E-363-05189-A09

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,993	115.5000	109.72	328,392	2013	2013	0	0	10.00	90.00	



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	2,158	100	2013	2,158	213,098
DCK	80	10	2021	8	790
FGR	528	50	2013	264	26,069
FOP	120	30	2013	36	3,555
FOP	245	30	2013	74	7,307
FUS	453	100	2013	453	44,733
TOTALS	3,584			2,993	295,553

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 3				Tax Dist:
BUILDING MARKET VALUE				295,553
TOTAL MARKET OB/XF VALUE				2,382
TOTAL LAND VALUE - MARKET				123,150
TOTAL MARKET VALUE				319,965
SOH/AGL Deduction				45,711
ASSESSED VALUE				274,254
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				224,254
TOTAL JUST VALUE				421,085
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				471,011

2024 AG APP RECVD APPROVED			
NAME CLEAN UP, RMVD DUPLICATE NAME.			
CORRECTION TO KEYED FIELD WORK.			
5YR CK JS PU XFOB X2 DCK IN NEW TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00051	IN-GROUND POOL		11/06/2023
20137	GAS	0	01/07/2013
2012639	SFD-CO	0	09/25/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0611	3/18/2023	WD	Q	I	01	550,000
GRANTOR: BODIFORD BOBBY R JR &						
GRANTEE: WONSCH BRANDON C &						
1161/0348	7/22/2020	WD	Q	I	01	335,000
GRANTOR: DAY JAMES M & JUDITH						
GRANTEE: BODIFORD BOBBY R JR						

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	0090	CHAINLINK	0	100	0	0			12.00	100	2022	2022	3	97	1,432	
2	0955	PRIVACY FE	0	100	0	0			15.00	100	2022	2022	3	99	950	

138 WINCHESTER LN, CRAWFORDVILLE										BLD DATE	04/23/2013	KLSR	LGL DATE		
										XF DATE			LAND DATE	04/23/2013	KLSR
										INC DATE			AG DATE		

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2013] W8 FGR=[YR=2013] N21 W22 S24 E22 N3\$ S3 W22												
FOP=[YR=2013] W19 S8 E11 U8 R8 \$ D8 L8 W11 DCK=[YR=2021]												
N10 W8 S10 E8\$ S38 FOP=[YR=2013] S5 E49 N5 W49\$ E49 N49 \$												
PTR=E10 S15 FUS=[YR=2013] S15 E23 S3 E6 N18 W29\$ N15 W10\$.												

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	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	100					21.63	AC		1.00	1.00	1.00	325.00	325.00	7,030								