

ANTLER RIDGE LOT 1  
 OR 879 P 798 OR 907 P 432  
 OR 983 P 850 OR 1130 P 238

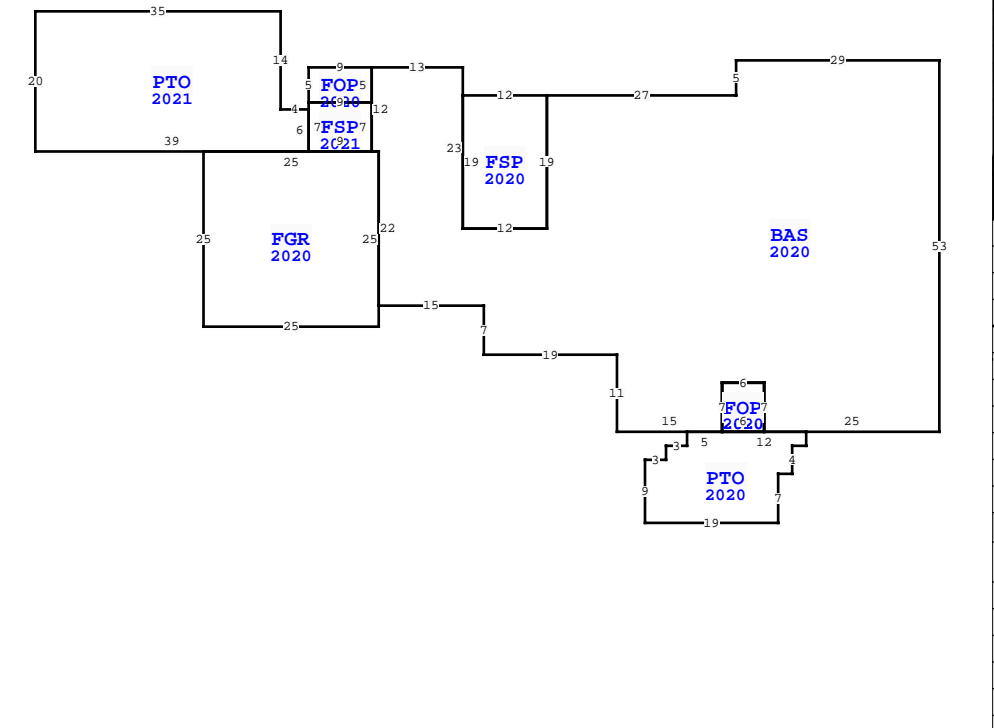
VAN DER MERWE ALBERT/VAN DER MERWE IZETTE  
 78 WINCHESTER LN  
 CRAWFORDVILLE, FL 32327

**2024**

15-3S-01E-371-05189-B01

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		4 100
Story Height		0 100
Stories	1.	1. 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	3,856	129.4900	123.02	474,365	2020	2020	0	0	0	97.00



Quality	07	GOOD			
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	3,296	100	2020	3,296	393,310
FGR	625	50	2020	312	37,231
FOP	42	30	2020	13	1,551
FOP	42	30	2020	13	1,551
FOP	45	30	2020	14	1,670
FSP	228	55	2020	125	14,917
FSP	63	55	2021	35	4,177
PTO	245	5	2020	12	1,432
PTO	724	5	2021	36	4,296
TOTALS	5,310			3,856	460,134

78 WINCHESTER LN, CRAWFORDVILLE

BLD DATE	03/29/2021	MMJK	LGL DATE	
XF DATE	03/29/2021	MMJS	LAND DATE	03/29/2021
INC DATE			AG DATE	

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	0211	CONCRETE W	0	100	14	2	28.00	SF	6.00	6.00	100	2020	2020	3	89	150	
2	0211	CONCRETE W	0	100	81	3	243.00	SF	6.00	6.00	100	2020	2020	3	89	1,298	
3	0210	CONCRETE D	0	100	25	20	500.00	SF	6.00	6.00	100	2020	2020	3	89	2,670	
4	0210	CONCRETE D	0	100	30	7	210.00	SF	6.00	6.00	100	2021	2021	3	93	1,172	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			460,134
TOTAL MARKET OB/XF VALUE			5,290
TOTAL LAND VALUE - MARKET			152,800
TOTAL MARKET VALUE			489,381
SOH/AGL Deduction			38,904
ASSESSED VALUE			450,477
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			400,477
TOTAL JUST VALUE			618,224
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			485,387

CODES; PU XFOBS AND NEW BUILDING			
ADDED WHEN ENTERED; PU NEW PCL & LAND USE			
VERIFIED FIELD CARD FOR 8/4/2020 - NO NOTES			
2022 AG RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000126	SHED-CO	0	02/17/2021
19000078	SFD-CO	0	09/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0983/0850	10/28/2015	WD	Q	V	01	68,000
GRANTOR: HANSEN AUGUST P						
GRANTEE: VAN DER MERWE ALBER						
0907/0432	4/11/2013	WD	U	V	12	55,000
GRANTOR: FARM CREDIT OF NORTHW						
GRANTEE: HANSEN AUGUST P						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W29 S5 W27 S19 W12 FSP=[YR=2020] E12 N19 W12 S19\$ N23 W13 S12 FSP=[YR=2021] N7 W9 FOP=[YR=2020] E9 N5 W9 S5\$ S7 PTO=[YR=2021] N6 W4 N14 W35 S20 E39\$ E9\$ E1	
FGR=[YR=2020] W25 S25 E25 N25\$ S22 E15 S7 E19S11 E15	
PTO=[YR=2020] W5 S2 W3 S2 W3 S9 E19 N7 E2 N4 E2 N2 W12\$	
FOP=[YR=2020] E6 N7 W6 S7\$ FOP=[YR=2020] E6 N7 W6 S7\$ N7 E6 S7 E25 N53\$.	

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	005970	A	TIMBER MIX 1	0			0.00	0.00	27.56	AC		1.00	1.00	1.00	325.00	325.00	8,957							