

ELM RIDGE LOT 20
 OR 1097 P 84 OR 1098 P 512
 OR 1230 P 899

RODDENBERRY JOHN B/RODDENBERRY MELISSA A
 246 ELM RIDGE LOOP
 CRAWFORDVILLE, FL 32327

2024

16-3S-01W-395-04402-020

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	05		WOOD FRAME 100		
Exterior Wall	02		HARDIE BRD 90		
Exterior Wall	11		AVERAGE 10		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	12		HARDWOOD 90		
Interior Floor	11		CLAY TILE 10		
Ceiling	09		9 FT 100		
Heating Type	04		AIR DUCTED 100		
Air Condition	03		CENTRAL 100		
Bedrooms			4 100		
Bathrooms			2.5 100		
Story Height			0 100		
Stories	1.		1. 100		
Units			0 100		
Kitchen	GD		GOOD 100		
Quality	07		GOOD		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	2		MKT AREA 10		
NEIGHBORHOOD/LOC	395.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,067	100	2021	2,067	317,077
FGR	406	50	2021	203	31,140
FOP	189	30	2021	57	8,744
FSP	180	55	2021	99	15,186
PTO	9	5	2021	0	0
TOTALS	2,851			2,426	372,147

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2022									
Heated Area: 2067 HX Base Yr 2022												
BLD DATE	08/09/2021	FRLH	LGL DATE	08/09/2021	FRLH	LAND DATE	08/09/2021	FRLH				
XF DATE	08/09/2021	FRLH	AG DATE									
INC DATE												

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				372,147		
TOTAL MARKET OB/XF VALUE				28,720		
TOTAL LAND VALUE - MARKET				70,000		
TOTAL MARKET VALUE				470,867		
SOH/AGL Deduction				148,392		
ASSESSED VALUE				322,475		
TOTAL EXEMPTION VALUE				VX HX HB 55,000		
BASE TAXABLE VALUE				267,475		
TOTAL JUST VALUE				470,867		
NCON VALUE				18,040		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				453,651		
DENIAL T&P 13 VA LETTER DOES NOT STATE 100% T&P						
FR PRMT CK PU XFOBS 10/18/23						
MAILED THANK YOU LETTER						
ADD 2022 HX - RODDENBERRY						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B23-001029	POLE BARN-CC	0	09/25/2023			
21000031	SFD-CO	0	03/25/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE
1230/0899	9/28/2021	WD Q	Q	I	01	429,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: RODDENBERRY JOHN B						
1098/0512	1/18/2019	WD U	V	43		1,750,000
GRANTOR: GENE CUTCHIN CONSTRUC						
GRANTEE: PAFFORD PROPERTIES						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021] W19 FSP=[YR=2021] W15 S5 PTO=[YR=2021] W3 S3 E3 N3\$ S7 E15 N12\$ S12 W41 S21 FGR=[YR=2021] S22 E20 N20 W17 N2 W3\$ E3 S2 E17 S12 E9 FOP=[YR=2021] S7 E12 S3 E9 N10 W2 N3 W5 S3 W14\$ E14 N3 E5 S3 E12 N47\$.						

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	0210	CONCRETE D	0	100	0	0	1,073.00	SF	6.00	6.00	100	2021	2021	3	93	5,987	
2	0211	CONCRETE W	0	100	0	0	250.00	SF	6.00	6.00	100	2021	2021	3	93	1,395	
3	0635	PORT MTL U	0	100	12	12	144.00	SF	0.00	0.00	100	2024	2022	AV	97	0	
4	0940	OPEN SHED	0	100	6	6	36.00	SF	4.00	4.00	100	2024	2022	AV	97	140	
5	0030	BARN, POLE	0	100	30	50	1,500.00	SF	9.00	9.00	100	2024	2023	AV	100	13,500	
6	1165	RV SITE CH	0	100	0	0	1.00	UT	4,400.00	4,400.00	100	2024	2023	AV	100	4,400	
7	0075	WOOD FENCE	0	100	340	0	340.00	LF	10.00	10.00	100	2024	2022		97	3,298	

TOTAL OB/XF													28,720				
246 ELM RIDGE LOOP, CRAWFORDVILLE																	

LAND DESCRIPTION																								
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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

TOTAL OB/XF													28,720				
246 ELM RIDGE LOOP, CRAWFORDVILLE																	