WOODLANDS OF WAKULLA
LOT 7
OR 158 P 133 OR 221 P 100

TRINDELL ROBBIN
6 THREE SISTERS RD
CRAWFORDVILLE, FL 32327

2024

19-3S-01W-221-04528-007

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

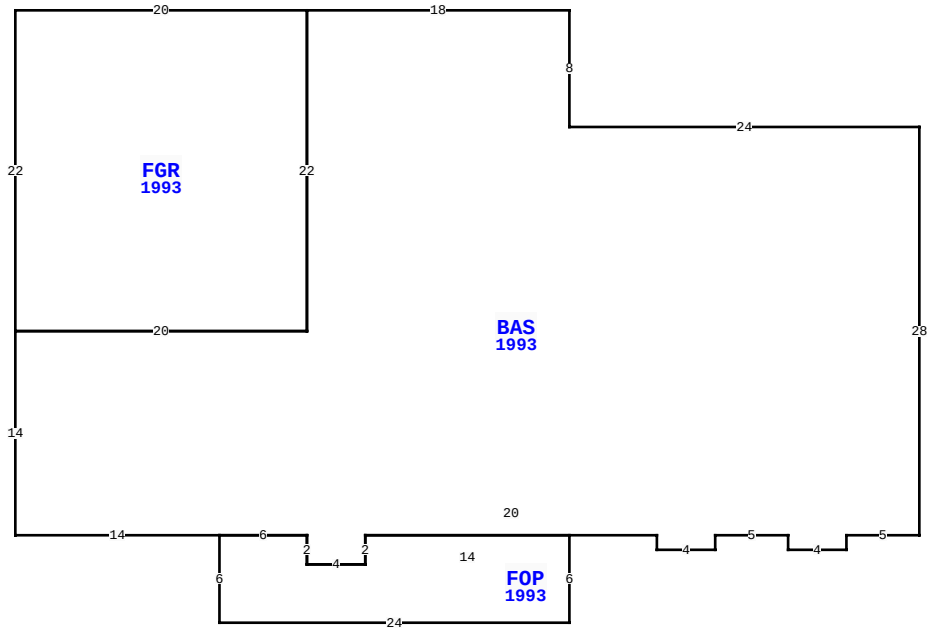
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
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	1,616	100	1993	1,616	112,469
FGR	440	50	1993	220	15,311
FOP	136	30	1993	41	2,853
TOTALS	2,192			1,877	130,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	111.0000	105.45	197,930	1989	1989	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 1616 HX Base Yr



6 THREE SISTERS RD, CRAWFORDVILLE

BLD DATE	04/09/2019	RTSS	LGL DATE	
XF DATE	04/09/2019	RTSS	LAND DATE	04/09/2019 RTSS
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,634
TOTAL MARKET OB/XF VALUE		598
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		143,232
SOH/AGL Deduction		41,027
ASSESSED VALUE		102,205
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,205
TOTAL JUST VALUE		143,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,224

UPDATED PARCEL WITH SPOUSES NAME ON HX, AND REMVED
UPDATED SPOUSE INFO PER PHONE. MLD RNWL CARD
INFO ON PRCL & SALE
CORRECT SPELLING OF NAME AND BOOK AND PAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000135	RE-ROOF/SHINGLES-		02/29/2024
OB21-000030	WINDOWS-CC	0	01/28/2021
2010398	MECH	0	06/08/2010
2010230	REMODEL	0	04/08/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0770/0204	2/02/2008	FJ	Q	I	01	100
GRANTOR: TRINDELL JAMES B						
GRANTEE: TRINDELL ROBBIN N						
0224/0616	12/28/1993	WD	Q	I		76,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N8 W18 FGR=[YR=1993] W20 S22 E20 N22$ S22 W20 S14 E14 FOP=[YR=1993] S6 E24 N6 W14 S2 W4 N2 W6$ E6 S2 E4 N2 E20 S1 E4 N1 E5 S1 E4 N1 E5 N28$.

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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1989	1989	3	46	598	

LAND DESCRIPTION

TOTAL OB/XF 598

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 04/09/2019 BY RTSS Total Acres: 0.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 05/27/2026 BY SYS