

WOODLANDS OF WAKULLA UNIT 4  
 LOT 6 OR 164 P 860  
 OR 321 P 86 OR 508 P 738

MARR DENISE R  
 81 BAY PINE DR  
 CRAWFORDVILLE, FL 32327

**2024**

19-3S-01W-231-04529-406

| ELEMENT          |                  | CD          | CONSTRUCTION  |              |                      |
|------------------|------------------|-------------|---------------|--------------|----------------------|
| Foundation       | 02               |             | CONCR         | SLAB 100     |                      |
| Frame            | 02               |             | WOOD          | FRAME 100    |                      |
| Exterior Wall    | 30               |             | VINYL         | 100          |                      |
| Roof Structur    | 03               |             | GABLE/HIP     | 100          |                      |
| Roof Cover       | 03               |             | COMP SHNGL    | 100          |                      |
| Interior Wall    | 05               |             | DRYWALL       | 100          |                      |
| Interior Floo    | 11               |             | CLAY TILE     | 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              | 1,804            | 100         | 2006          | 1,804        | 164,286              |
| FGR              | 716              | 50          | 2006          | 358          | 32,602               |
| FOP              | 28               | 30          | 2006          | 8            | 729                  |
| FOP              | 276              | 30          | 2006          | 83           | 7,559                |
| FOP              | 384              | 30          | 2006          | 115          | 10,473               |
| TOTALS           | 3,208            |             |               | 2,368        | 215,648              |

| 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%      | - 2014      |                | 259,817        | 2006 | 2006 | 0    | 0    | 17.00 | 83.00  |  |  |
| Heated Area: 1804 HX Base Yr 2014 |            |           |             |                |                |      |      |      |      |       |        |  |  |
|                                   |            |           |             |                |                |      |      |      |      |       |        |  |  |
| 81 BAY PINE DR, CRAWFORDVILLE     |            |           |             |                |                |      |      |      |      |       |        |  |  |
| BLD DATE                          | 08/06/2019 | RTSR      | LGL DATE    | 08/06/2019     | RTSR           |      |      |      |      |       |        |  |  |
| XF DATE                           | 08/06/2019 | RTSR      | LAND DATE   | 08/06/2019     | RTSR           |      |      |      |      |       |        |  |  |
| 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     |  |  |  | 215,648         |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 4,184           |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 40,000          |   |
| TOTAL MARKET VALUE        |  |  |  | 259,832         |   |
| SOH/AGL Deduction         |  |  |  | 77,116          |   |
| ASSESSED VALUE            |  |  |  | 182,716         |   |
| TOTAL EXEMPTION VALUE     |  |  |  | WX HX HB 55,000 |   |
| BASE TAXABLE VALUE        |  |  |  | 127,716         |   |
| TOTAL JUST VALUE          |  |  |  | 259,832         |   |
| NCON VALUE                |  |  |  | 0               |   |
| INCOME VALUE              |  |  |  |                 |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 244,634         |   |

| FRME       |             |     |            |
|------------|-------------|-----|------------|
| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
| 19000397   | CARPORT-CO  | 0   | 04/23/2019 |
| 31871      | SFD - CO    | 0   | 05/25/2004 |
| 31354      | UTL         | 0   | 02/12/2004 |

| SALES DATA                    |            |           |       |       |        |            |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0917/0702                     | 8/01/2013  | WD Q      | Q     | I     | 01     | 148,500    |
| GRANTOR: GOLDEN CHARLES ALTON |            |           |       |       |        |            |
| GRANTEE: MARR DENISE R & GRE  |            |           |       |       |        |            |
| 0508/0738                     | 10/14/2003 | WD Q      | Q     | V     |        | 22,000     |
| GRANTOR: KIRTON KENNETH M     |            |           |       |       |        |            |
| GRANTEE: GOLDEN CHARLES ALTO  |            |           |       |       |        |            |

| 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              | 0610       | VINYL UTL   | 0 100   | 24 | 20 | 480.00 | SF | 6.00     | 6.00           | 100       | 2004    | 2004        | 3 | 23     | 662             |       |
| 2              | 0940       | OPEN SHED   | 0 100   | 20 | 10 | 200.00 | SF | 4.00     | 4.00           | 100       | 2006    | 2006        | 3 | 27     | 216             |       |
| 3              | 0130       | FIRE PLACE  | 0 100   | 0  | 0  | 1.00   | UT | 1,300.00 | 1,300.00       | 100       | 2006    | 2006        | 3 | 66     | 858             |       |
| 4              | 0055       | PORTABLE C  | 0 100   | 40 | 24 | 960.00 | SF | 3.00     | 3.00           | 100       | 2019    | 2019        | 3 | 85     | 2,448           |       |
| TOTALS         |            |             |         |    |    |        |    |          |                |           |         |             |   | 4,184  |                 |       |

| BUILDING NOTES   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W14 FOP=[YR=2006] N16 W24 S16 E24\$ W54          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2006] N4 W7 S4 E7\$ FGR=[YR=2006] W14 S34 E24 N24      |  |  |  |  |  |  |  |  |  |  |  |  |  |
| W10 N10\$ S10 E10 S15 E12 S5 FOP=[YR=2006] S6 E46 N6 W46\$ E46 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| N12 E4 N6 W4 N12\$.  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W14 FOP=[YR=2006] N16 W24 S16 E24\$ W54          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2006] N4 W7 S4 E7\$ FGR=[YR=2006] W14 S34 E24 N24      |  |  |  |  |  |  |  |  |  |  |  |  |  |
| W10 N10\$ S10 E10 S15 E12 S5 FOP=[YR=2006] S6 E46 N6 W46\$ E46 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| N12 E4 N6 W4 N12\$.  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00        | 40,000.00  | 40,000.00      | 40,000     |                             |      |         |      |     |    |        |