

IVAN ESTATES LOT 4  
 OR 49 P 498 OR 373 P 442  
 OR 423 P 33 OR 560 P 381

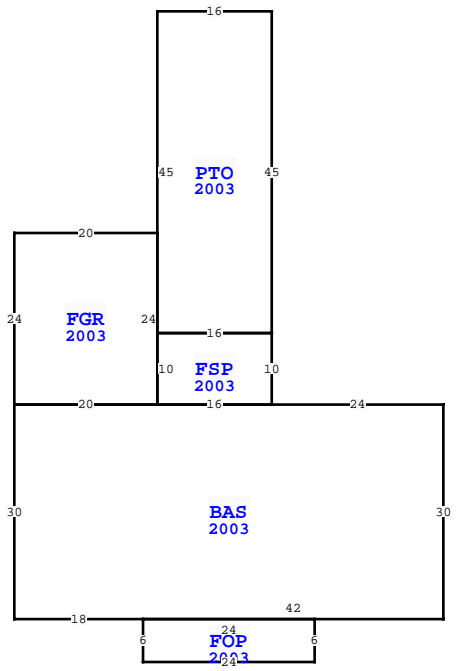
LEE CHRISTOPHER E/LEE MARION H  
 193 IVAN CHURCH RD  
 CRAWFORDVILLE, FL 32327

**2024**

19-3S-01W-241-04524-A04

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	19	COMMON BRK	70
Exterior Wall	05	HARDIE BRD	30
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	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
BAS	1,800	100	2003
FGR	480	50	2003
FOP	144	30	2003
FSP	160	55	2003
PTO	720	5	2003
TOTALS	3,304		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0		116.76	257,689	2003	2003	0	0	20.00	80.00
Heated Area: 1800						HX Base Yr					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		206,151	
TOTAL MARKET OB/XF VALUE		22,376	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		253,527	
SOH/AGL Deduction		0	
ASSESSED VALUE		253,527	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		253,527	
TOTAL JUST VALUE		253,527	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		251,698	
5 YR PRCL CK, N/C			
XFOB LN 3, PU XFOB LN 7			
SF XFOB LN 1, CHG LF XFOB LN 5, PU CORR DIMEN			
5 YR PRCL CH, PU CORR TRAV, CHG FLOOR, CHG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014423	POOL/SPA	0	05/27/2014
30167	POOL	0	04/30/2003
29634	SFD	0	11/26/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1004/0827	6/27/2016	WD Q	Q	I	01	215,000
GRANTOR: WHITE BRENT ANTHONY						
GRANTEE: LEE CHRISTOPHER E &						
0945/0157	6/05/2014	WD U	U	I	12	155,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: WHITE BRENT ANTHONY						

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	0	0	0	3,829.00	SF	6.00	6.00	100	2003	2003	3	21	4,825	
2	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	2003	2003	3	60	1,140	
3	0220	POOL VINYL	0	0	16	32	512.00	SF	60.00	60.00	100	2003	2003	3	40	12,288	
4	0211	CONCRETE W	0	0	0	0	300.00	SF	6.00	6.00	100	2003	2003	3	21	378	
5	0080	4' CHAINLI	0	0	0	0	126.00	LF	13.00	13.00	100	2003	2003	3	21	344	
6	0880	DIVE BOARD	0	0	0	0	1.00	UT	475.00	475.00	100	2003	2003	3	21	100	
7	0211	CONCRETE W	0	0	42	3	126.00	SF	6.00	6.00	100	2003	2003	3	21	159	
8	0080	4' CHAINLI	0	0	0	0	130.00	LF	13.00	13.00	100	2015	2015	3	67	1,132	
9	0940	OPEN SHED	0	0	24	20	480.00	SF	4.00	4.00	100	2015	2015	3	67	1,286	
10	0055	PORTABLE C	0	0	20	18	360.00	SF	3.00	3.00	100	2015	2015	3	67	724	

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	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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							