

BUCK FOREST UNIT 2
BLOCK B LOT 6 CON 10 AC
OR 171 P 139

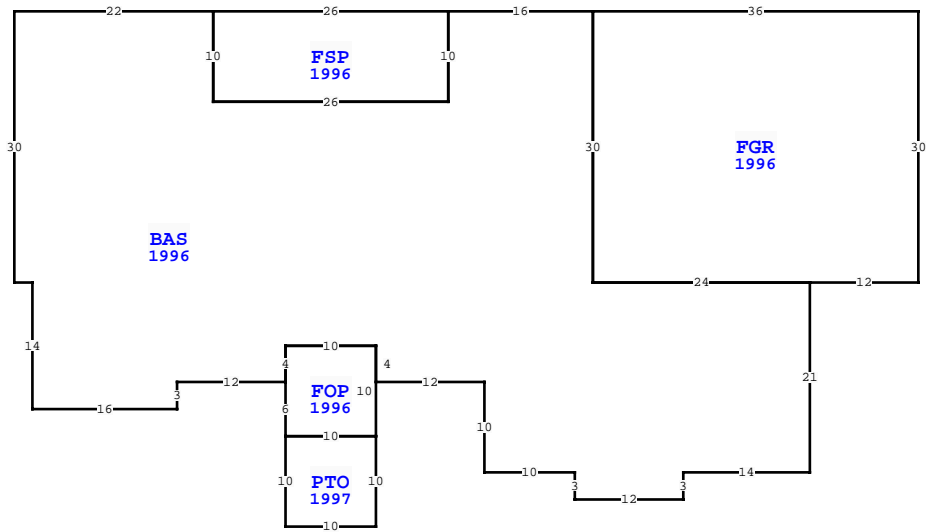
NICHOLSON DAVID S/NICHOLSON LORI L
218 PINE LANE
CRAWFORDVILLE, FL 32327

2024

21-3S-01E-226-05399-B06

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
Heating Type	03	FORCED AIR	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		3	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	07	GOOD	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	226.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,010	100	1996
FGR	1,080	50	1996
FOP	100	30	1996
FSP	260	55	1996
PTO	100	5	1997
TOTALS	4,550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,728	130.6400	124.11	462,682	1996	1996	0	0	27.00	73.00
1 SINGLE FAM 100% - 2011 Heated Area: 3010 HX Base Yr 2011											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		337,758	
TOTAL MARKET OB/XF VALUE		9,098	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		446,856	
SOH/AGL Deduction		158,641	
ASSESSED VALUE		288,215	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		238,215	
TOTAL JUST VALUE		446,856	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,618	
5YR CK JS PU XFOB			
XFOB LN 3. CHG FNDN, FRAME, QUALITY.			
5 YR PRCL CK. COR CODE XFOB LN 1. COR DIM			
NO SOH TO PORT FROM 05020-018 FOR 11 ROLL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000166	RE-ROOF-CO	0	03/21/2019
2014300	RE-ROOF	0	04/16/2014
19822	N/A	0	07/06/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0831/0648	7/30/2010	WD Q		I	01	307,000
GRANTOR: RUSSELL GARY W & HICK						
GRANTEE: NICHOLSON DAVID S &						
0815/0693	1/14/2010	WD U		I	30	100
GRANTOR: RUSSELL GARY W & HICK						
GRANTEE: RUSSELL GARY W & NA						

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	0170	GARAGE UNF	0	100 16 32	512.00	SF	25.00	25.00	100	1995	1995	3	52	6,656	
2	0210	CONCRETE D	0	100 16 12	192.00	SF	6.00	6.00	100	1997	1997	3	20	230	
3	0210	CONCRETE D	0	100 20 36	720.00	SF	6.00	6.00	100	1997	1997	3	20	864	
4	0211	CONCRETE W	0	100 35 3	105.00	SF	6.00	6.00	100	1997	1997	3	20	126	
5	0211	CONCRETE W	0	100 148 3	444.00	SF	6.00	6.00	100	1997	1997	3	20	533	
6	0130	FIRE PLACE	0	100 0 0	1.00	UT	1,300.00	1,300.00	100	1996	1996	3	53	689	

TOTAL OB/XF											
9,098											

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1996] W36 S30 E24 BAS=[YR=1996] W24 N30 W16											
FSP=[YR=1996] W26 S10 E26 N10 S10 W26 N10 W22 S30 E2 S14 E16											
N3 E12 FOP=[YR=1996] S6 PTO=[YR=1997] S10 E10 N10 W10 S E10											
N10 W10 S4 S N4 E10 S4 E12 S10 E10 S3 E12 N3 E14 N21 S E12 N30 \$.											

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	10.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,000							