

BUCK FOREST SUB BLOCK B
 LOT 2 OR 127 P 19-27
 OR 172 P 311 OR 283 P 197

MEANS RYAN
 46 KINSEY RD
 CRAWFORDVILLE, FL 32327

2024

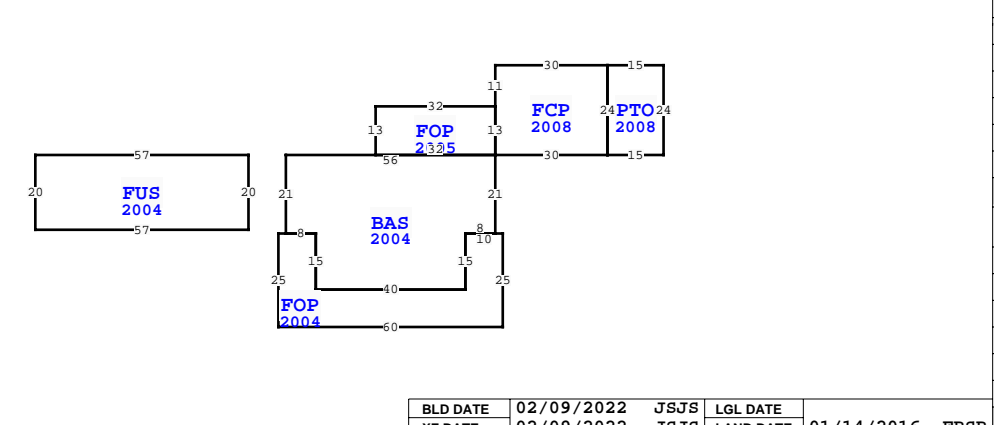
22-3S-01E-213-05413-B02

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	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3.5 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100

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%	- 2016									
Heated Area: 2916						HX Base Yr 2016						

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	320,408		
TOTAL MARKET OB/XF VALUE	4,687		
TOTAL LAND VALUE - MARKET	50,400		
TOTAL MARKET VALUE	375,495		
SOH/AGL Deduction	96,881		
ASSESSED VALUE	278,614		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	228,614		
TOTAL JUST VALUE	375,495		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	367,262		
5 YR PRCL CH, N/C			
PRCL:0:1: SOH PORTED FROM 04868-010 FOR 2016 FOR M			
STYS			
5 YR PRCL CH, PU CORR TRAV, CHG BEDS, BATHS &			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071725	POLE BARN	0	12/11/2007
30278	SFD	0	05/15/2003

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100	2004	1,776	151,020
FCP	720	25	2008	180	15,306
FCP	288	25	2009	72	6,123
FCP	312	25	2009	78	6,632
FOP	900	30	2004	270	22,959
FOP	90	30	2005	27	2,296
FOP	416	30	2005	125	10,630
FST	150	55	2005	82	6,972
FUS	1,140	100	2004	1,140	96,938
PTO	360	5	2008	18	1,531
TOTALS	6,152			3,768	320,408



SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0197	7/05/2023	QC	U	I	11	100

GRANTOR: MEANS REBECA
 GRANTEE: MEANS RYAN
 0966/0550 3/31/2015 WD U I 12 162,000
 GRANTOR: U.S. BANK N.A. AS TRU
 GRANTEE: MEANS REBECCA & RYA

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	0211	CONCRETE W	0	100	28	4			6.00	100	2005	2005	3	24	161	
2	0210	CONCRETE D	0	100	12	35			6.00	100	2005	2005	3	24	605	
3	0050	CARPORT UN	0	100	23	14			9.00	100	2009	2009	3	72	2,087	
4	0210	CONCRETE D	0	100	24	13			6.00	100	2009	2009	3	39	730	
5	0211	CONCRETE W	0	100	68	4			6.00	100	2009	2009	3	39	636	
6	0610	VINYL UTL	0	100	12	12			6.00	100	2009	2009	3	39	337	
7	0940	OPEN SHED	0	100	6	14			4.00	100	2009	2009	3	39	131	

BUILDING NOTES														
46 KINSEY RD, CRAWFORDVILLE														
BLD DATE 02/09/2022 JSJS LGL DATE XF DATE 02/09/2022 JSJS LAND DATE 01/14/2016 FRSR INC DATE AG DATE														

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,400							

BUILDING DIMENSIONS														
FOP=[YR=2005] W32 S13 E32 BAS=[YR=2004] W56 PTR=W10 FUS=[YR=2004] S20 W57 N20 E57\$ E10\$ S21 FOP=[YR=2004] W2 S25 E60 N25 W10 S15 W40 N15 W8 \$ E8 S15 E40 N15 E8 N21\$ N13\$ FCP=[YR=2008] S13 E30 PTO=[YR=2008] E15 N24 W15 S24\$ N24 PTR=N80 FCP=[YR=2009] N24 W12 FST=[YR=2005] W10 FCP=[YR=2009] W13 S24 E13 N24\$ S15 E10 N15\$ S15 FOP=[YR=2005] W10 S9 E10 N9\$ S9 E12\$ S80\$ W30 S11\$.														