

LAKE ELLEN TERRACE UNIT III  
 LOT 4 OR 499 P 550  
 OR 891 P 469 OR 1051 P 60

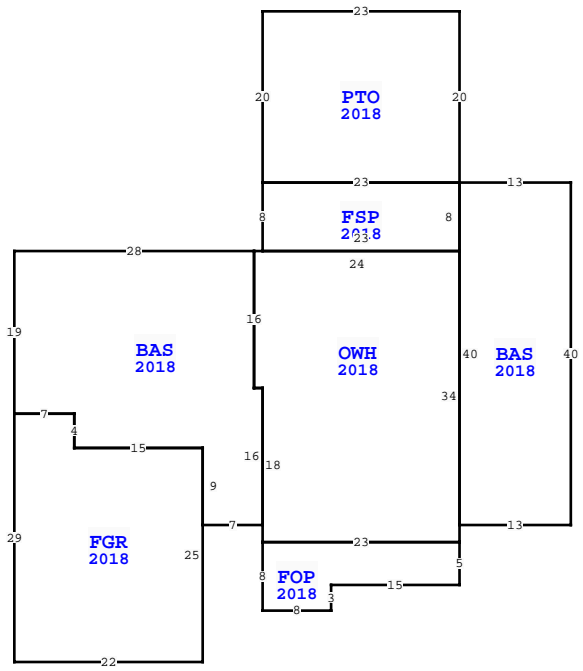
SHEPHERD WARREN G/SHEPHERD CARLY L  
 135 MATHERS FARM RD  
 CRAWFORDVILLE, FL 32327

**2024**

23-4S-02W-343-02034-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	60
Interior Floo	14	CARPET	40
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2.5	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	520	100	2018
BAS	686	100	2018
FGR	578	50	2018
FOP	139	30	2018
FSP	184	55	2018
OWH	798	100	2018
PTO	460	5	2018
TOTALS	3,365		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,459	112.2000	106.59	262,105	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 100% - 2019 Heated Area: 2004 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			249,000
TOTAL MARKET OB/XF VALUE			8,813
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			277,813
SOH/AGL Deduction			30,108
ASSESSED VALUE			247,705
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			197,705
TOTAL JUST VALUE			277,813
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,983
FIELD APPRAISER LETTER- LOCKED GATE			
ADDED SSN			
VALUES FOR 2019			
ADD HX/PORT /SHEPHERD/FROM 04209-004/2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001687	SFD-CO	0	12/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1070/0218	4/17/2018	WD Q	Q	I	05	305,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: SHEPHERD WARREN G &						
1051/0060	10/13/2017	WD Q	Q	V	05	50,000
GRANTOR: WILLIAMS CLINTON & DO						
GRANTEE: PAFFORD PROPERTIES						

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	100	0	0		1,604.00	SF	6.00	6.00	100	2018	2018	3	80	7,699	
2	0211	CONCRETE W	0	100	58	4		232.00	SF	6.00	6.00	100	2018	2018	3	80	1,114	

BUILDING NOTES			
BLD DATE 04/18/2018 MMSR LGL DATE 04/18/2018 MMSR			
XF DATE 04/18/2018 MMSR LAND DATE 04/18/2018 MMSR			
INC DATE AG DATE			

BUILDING DIMENSIONS											
BAS=[YR=2018] W13 PTO=[YR=2018] N20 W23 S20 E23\$											
FSP=[YR=2018] W23 S8 E23 OWH=[YR=2018] W24 BAS=[YR=2018] W28											
S19 E7 S4 E15 FGR=[YR=2018] W15 N4 W7 S29 E22 N25\$ S9 E7 N16											
W1 N16\$ S16 E1 S18 FOP=[YR=2018] S8 E8 N3 E15 N5 W23\$ E23											
N34\$ N8\$ S40 E13 N40\$ .											

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	20,000.00	20,000.00	20,000							