30-25-01E P-5-6 M-70 A PARCEL
LYONG IN THE NE 1/4 OF SEC 30
OR 525 P 9 & OR 552 P 316

WESSINGER JASON
PO BOX 212
WOODVILLE, FL 32362

2024

30-2S-01E-000-04952-006

BUILDING CHARACTERISTICS

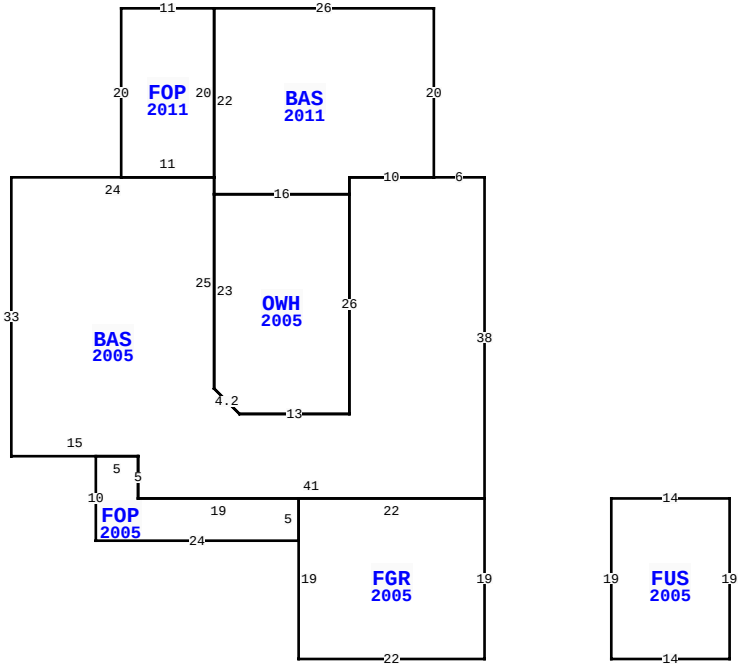
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 09
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100	2005	1,610	142,344
BAS	552	100	2011	552	48,804
FGR	418	50	2005	209	18,478
FOP	145	30	2005	44	3,890
FOP	220	30	2011	66	5,835
FUS	266	100	2005	266	23,518
OWH	412	100	2005	412	36,426
TOTALS	3,623			3,159	279,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,159	113.5000	107.82	340,603	2005	2005	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2006 Heated Area: 2840 HX Base Yr 2006



184 FINNER DR, CRAWFORDVILLE

BLD DATE	01/19/2022	JSJS	LGL DATE	01/19/2022	JSJS
XF DATE	01/19/2022	JSJS	LAND DATE		
INC DATE			AG DATE		

EXTRA FEATURES

LN	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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2005	2005	3	64	832	
2	0210	CONCRETE D	0	100	0	0	2,757.00	SF	6.00	6.00	100	2005	2005	3	24	3,970	
3	0211	CONCRETE W	0	100	0	0	150.00	SF	6.00	6.00	100	2005	2005	3	24	216	
4	0080	4' CHAINLI	0	100	0	0	400.00	LF	13.00	13.00	100	2005	2005	3	24	1,248	
5	0940	OPEN SHED	0	100	12	11	232.00	SF	4.00	4.00	100	2005	2005	3	24	223	
6	0955	PRIVACY FE	0	100	0	0	2,476.00	LF	15.00	15.00	100	2005	2005	3	20	7,428	
7	0125	MTL/VYL AC	0	100	0	0	232.00	LF	19.00	19.00	100	2005	2005	3	24	1,058	
8	0040	CARPORT FI	0	0	34	26	884.00	SF	12.00	12.00	100	2010	2010	3	74	7,850	

WAKULLA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		291,588
TOTAL MARKET OB/XF VALUE		22,825
TOTAL LAND VALUE - MARKET		64,500
TOTAL MARKET VALUE		378,913
SOH/AGL Deduction		59,124
ASSESSED VALUE		319,789
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,789
TOTAL JUST VALUE		378,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,271

PROPERTY, N/C
5 YR PRCL CH, USED 2019 AERIAL TO VIEW
INSPECTION.
A FEMALE THAT REQUESTED AN APPT FOR THE FIELD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000811	GENERATOR	0	05/14/2019
201141	ADDITION-CO	0	01/21/2011
20051643	GARAGE	0	10/11/2005
2005705	POWER POLE-ELEC	0	05/23/2005
32743	SFD	0	11/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1189/0885	10/12/2017	QC	U	V	30	100
GRANTOR: STATAM VALENCIA RENEE						
GRANTEE: STATAM VALENCIA REN						
0552/0316	8/13/2004	WD	U	V		28,500
GRANTOR: BANK OF NY						
GRANTEE: WESSINGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W6 BAS=[YR=2011] N20 W26 FOP=[YR=2011] W11 S20 E11 N20$ S22 E16 N2 E10$ W10 S2 OWH=[YR=2005] W16 S23 D3 R3 E13 N26$ S26 W13 L3 U3 N25 W24 S33 E15 S5 E41 PTR=E15 FUS=[YR=2005] S19 E14 N19 W14$ W15$ FGR=[YR=2005] W22 FOP=[YR=2005] W19 N5 W5 S10 E24 N5$ S19 E22 N19$ N38$.

LAND DESCRIPTION

TOTAL OB/XF 22,825

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100			0.00	0.00	8.60	AC		1.00	1.00	1.00	7,500.00	7,500.00	64,500							

REVIEW DATE 01/19/2022 BY JSJS Total Acres: 8.60 Total Land Value: 64,500 Market: 0 Agricultural: 0 Common: 64,500 PRINTED 06/17/2026 BY SYS

30-25-01E P-5-6 M-70 A PARCEL
LYONG IN THE NE 1/4 OF SEC 30
OR 525 P 9 & OR 552 P 316

WESSINGER JASON
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WOODVILLE, FL 32362

2024

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Heating Type		N/A 100
Air Condition	00	N/A 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 1 | MKT AREA: 09

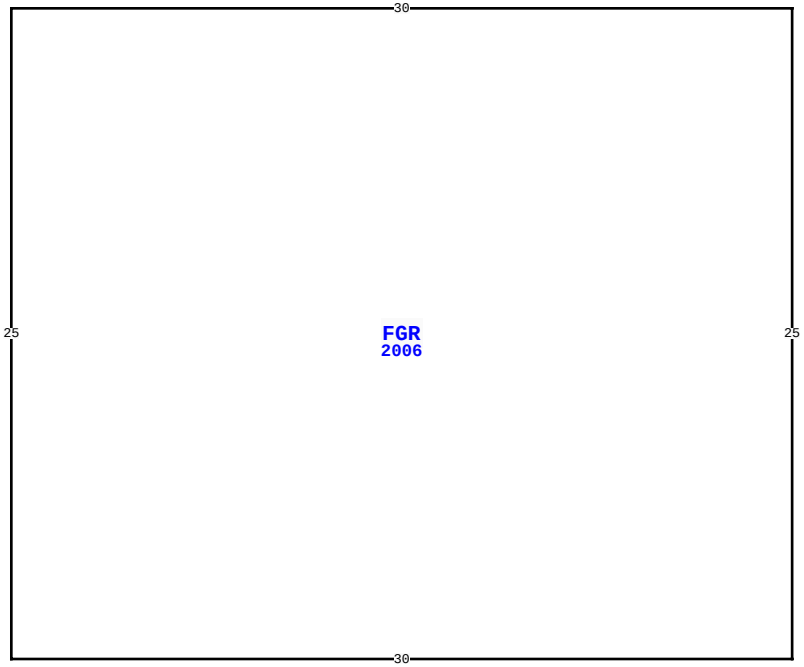
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	750	50	2006	375	12,295
TOTALS	750			375	12,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0160	01	375	79.0000	39.50	14,812	2006	2006	0	0	0	17.00	83.00

2 SFR FGR 100% - 2006 Heated Area: 0 HX Base Yr 2006



BLD DATE	01/19/2022	JSJS	LGL DATE		
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184 FINNER DR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL JUST VALUE		378,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,271

WAS LOCKED, FIELD APPR-LUKE WAS MET BY A
TO FIELD INSPECT PER OWNERS REQ. THE GATE
MLD LETTER,REQUESTING ACCESS TO PROPERTY/APPT
NOT OWN THIS PROPERTY. SEE SALE NOTES.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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0552/0316	8/13/2004	WD	U	V		28,500
GRANTOR: BANK OF NY						
GRANTEE: WESSINGER						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] W30 S25 E30 N25$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/19/2022 BY JSJS Total Acres: 8.60 Total Land Value: 64,500 Market: 0 Agricultural: 0 Common: 64,500 PRINTED 06/17/2026 BY SYS