

MERIDA BLANCA SUB LOT 7  
 OR 547 P 15 OR 598 P 565  
 OR 634 P 166 OR 741 P 304

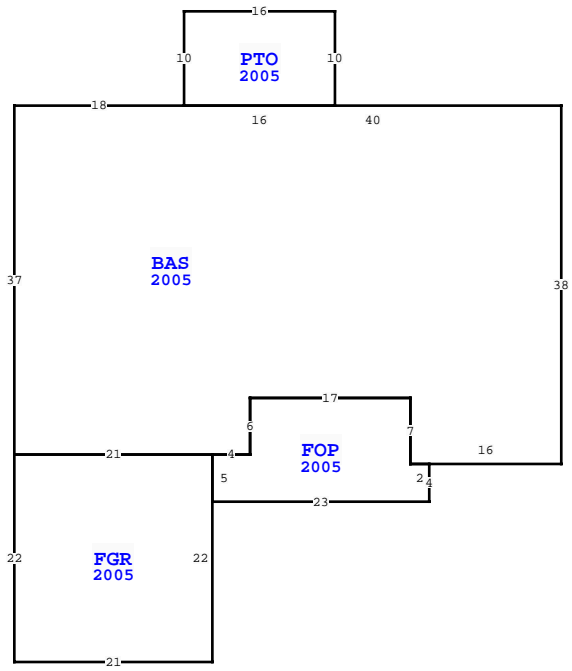
NELSON CLIFTON W/NELSON SUSAN A  
 170 MARIA DEL CARMEN LN  
 CRAWFORDVILLE, FL 32327

**2024**

30-2S-01E-305-04953-A07

| ELEMENT          |                  | CD          | CONSTRUCTION  |              |                      |
|------------------|------------------|-------------|---------------|--------------|----------------------|
| Foundation       | 02               |             | CONCR         | SLAB 100     |                      |
| Frame            |                  |             | N/A           | 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 Floor   | 11               |             | CLAY TILE     | 50           |                      |
| Interior Floor   | 14               |             | CARPET        | 50           |                      |
| Heating Type     | 04               |             | AIR DUCTED    | 100          |                      |
| Air Condition    | 03               |             | CENTRAL       | 100          |                      |
| Bedrooms         |                  |             | 4             | 100          |                      |
| Bathrooms        |                  |             | 2             | 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 | 305.00           |             | 1.00/         |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR          | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,060            | 100         | 2005          | 2,060        | 218,684              |
| FGR              | 462              | 50          | 2005          | 231          | 24,522               |
| FOP              | 215              | 30          | 2005          | 64           | 6,794                |
| PTO              | 160              | 5           | 2005          | 8            | 850                  |
| TOTALS           | 2,897            |             |               | 2,363        | 250,849              |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |       |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0100   | 01  | 2,363     | 136.2750    | 129.46         | 305,914        | 2005 | 2005 | 0    | 0    | 0    | 18.00  | 82.00 |
| 1 SINGLE FAM 100% - 2018 Heated Area: 2060 HX Base Yr 2018 |     |           |             |                |                |      |      |      |      |      |        |       |



| WAKULLA COUNTY PROPERTY                     |              |           |             |
|---|--------------|-----------|-------------|
| VALUATION SUMMARY                           |              |           | PAGE 1 of 1 |
| VALUATION BY                                |              |           | STANDARD    |
| Tax Group: 3                                |              | Tax Dist: |             |
| BUILDING MARKET VALUE                       |              |           | 250,849     |
| TOTAL MARKET OB/XF VALUE                    |              |           | 14,715      |
| TOTAL LAND VALUE - MARKET                   |              |           | 55,000      |
| TOTAL MARKET VALUE                          |              |           | 320,564     |
| SOH/AGL Deduction                           |              |           | 134,318     |
| ASSESSED VALUE                              |              |           | 186,246     |
| TOTAL EXEMPTION VALUE                       |              |           | 50,000      |
| BASE TAXABLE VALUE                          |              |           | 136,246     |
| TOTAL JUST VALUE                            |              |           | 320,564     |
| NCON VALUE                                  |              |           | 0           |
| INCOME VALUE                                |              |           |             |
| PREVIOUS YEAR MKT VALUE                     |              |           | 324,556     |
| 5 YR PRCL CH, PU XFOB LN 6-7                |              |           |             |
| 5 YR PRCL CK, PU XFOB LN 4, 5               |              |           |             |
| -NELSON                                     |              |           |             |
| RECEIVED DR501R, ADDED HX AND PORT FOR 2018 |              |           |             |
| PERMIT NUM                                  | DESCRIPTION  | AMT       | ISSUED      |
| 2000576                                     | MECH-CO      | 0         | 12/15/2020  |
| 19000420                                    | POLE BARN-CO | 0         | 04/04/2019  |
| 2005887                                     | SFD          | 0         | 06/28/2005  |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1047/0755                      | 9/21/2017 | WD Q      | Q     | I     | 01     | 249,900    |
| GRANTOR: COGGINS TROY L & GROV |           |           |       |       |        |            |
| GRANTEE: NELSON CLIFTON W &    |           |           |       |       |        |            |
| 0966/0575                      | 3/31/2015 | WD Q      | Q     | I     | 01     | 229,000    |
| GRANTOR: GEMUEND THOMAS & PATR |           |           |       |       |        |            |
| GRANTEE: COGGINS TROY L & GR   |           |           |       |       |        |            |

| 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              | 0130       | FIRE PLACE  | 0       | 100 | 0  | 0     |    | 1.00     | UT             | 1,300.00  | 100     | 2005        | 2005   | 3      | 64              | 832   |
| 2              | 0210       | CONCRETE D  | 0       | 100 | 0  | 0     |    | 2,253.00 | SF             | 6.00      | 100     | 2005        | 2005   | 3      | 24              | 3,244 |
| 3              | 0211       | CONCRETE W  | 0       | 100 | 0  | 0     |    | 198.00   | SF             | 6.00      | 100     | 2005        | 2005   | 3      | 24              | 285   |
| 4              | 0955       | PRIVACY FE  | 0       | 100 | 0  | 0     |    | 98.00    | LF             | 15.00     | 100     | 2015        | 2015   | 3      | 83              | 1,220 |
| 5              | 0625       | PORT WD UT  | 0       | 100 | 12 | 10    |    | 120.00   | SF             | 6.00      | 100     | 2015        | 2015   | 3      | 67              | 482   |
| 6              | 0050       | CARPORT UN  | 0       | 100 | 35 | 20    |    | 700.00   | SF             | 9.00      | 100     | 2019        | 2019   | 3      | 92              | 5,796 |
| 7              | 0630       | METAL UTL   | 0       | 100 | 35 | 12    |    | 420.00   | SF             | 8.00      | 100     | 2019        | 2019   | 3      | 85              | 2,856 |
| TOTALS         |            |             |         |     |    |       |    |          |                |           |         |             | 14,715 |        |                 |       |

| 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 |     |          | 356.00 | 612.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 55,000.00  | 55,000.00      | 55,000     |                             |      |         |      |     |    |        |