

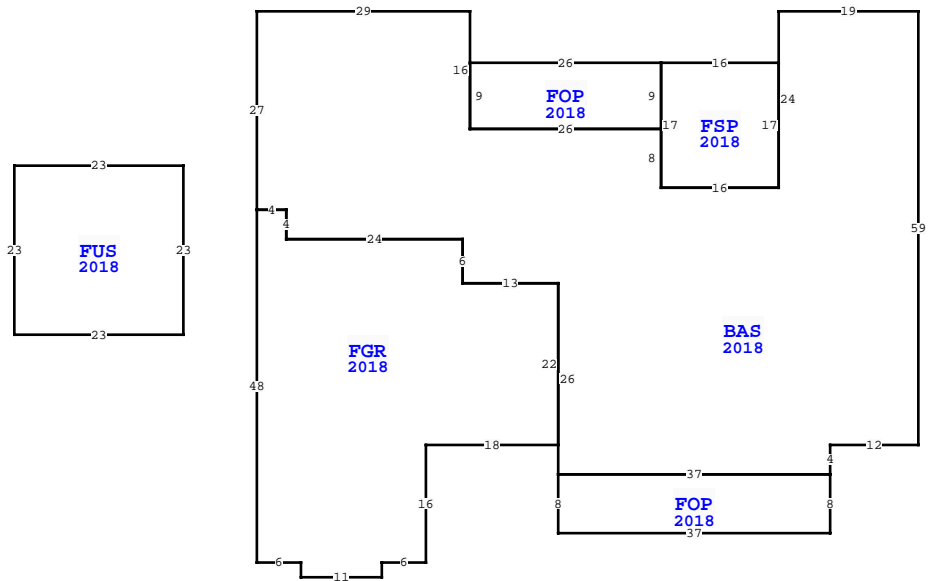
THE FLOWERS PHASE I
 LOT 55 OR 837 P 318
 OR 837 P 321 OR 1007 P 673

NIXON MEAGAN/NIXON MATTHEW
 63 DAFFODIL COVE
 CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-055


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 90				
21	STONE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 100				
06	Trey/Crown 100				
09	9 FT 100				
05	Coffered/Cove 10				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	4 100				
	0 100				
1.	1. 100				
01	FIREPLACE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
NEIGHBORHOOD/LOC		337.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,572	100	2018	3,572	427,249
FGR	1,476	50	2018	738	88,272
FOP	234	30	2018	70	8,373
FOP	296	30	2018	89	10,646
FSP	272	55	2018	150	17,942
FUS	529	100	2018	529	63,274
TOTALS	6,379			5,148	615,755

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	5,148	133.8000	127.11	654,362	2018	2018	1	0	0	5.00	94.10		
1 SINGLE FAM 0% - 2024 Heated Area: 4101 HX Base Yr														
														
BLD DATE				05/07/2018	MMSR		LGL DATE							
XF DATE				05/07/2018	MMSR		LAND DATE		01/04/2020		JB			
INC DATE							AG DATE							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		615,755	
TOTAL MARKET OB/XF VALUE		12,571	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		678,326	
SOH/AGL Deduction		0	
ASSESSED VALUE		678,326	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		678,326	
TOTAL JUST VALUE		678,326	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		755,374	
2024 CARPENTER - PORT TO LEON COUNTY.			
MM 5 YR CK, PU XFOB.			
TRIM			
MLD LATE FILE APPRVL LETTER AND REV/AMEND			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000801	SFD-CO	0	06/30/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0382	2/08/2024	WD Q	Q	I	01	768,000
GRANTOR: CARPENTER EDMOND S &						
GRANTEE: NIXON MEAGAN & MATT						
1007/0673	8/03/2016	WD Q	Q	V	01	27,500
GRANTOR: BOYNTON FLOWERS, LLC						
GRANTEE: CARPENTER EDMOND S						

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	0	129	10		1,290.00	SF	6.00	6.00	100	2018	2018	3	80	6,192	
2	0210	CONCRETE D	0	0	0	0		1,025.00	SF	6.00	6.00	100	2018	2018	3	80	4,920	
3	0211	CONCRETE W	0	0	76	4		304.00	SF	6.00	6.00	100	2018	2018	3	80	1,459	

BUILDING NOTES													
BAS=[YR=2018] W19 S24 W16 FSP=[YR=2018] E16 N17 W16 S17\$ N8 W26 FOP=[YR=2018] E26 N9 W26 S9\$ N16 W29 PTR=W10 S21 FUS=[YR=2018] W23 S23 E23 N23\$ N21 E10\$ S27 E4 S4 E24 S6 E13 FGR=[YR=2018] W13 N6 W24 N4 W4 S48 E6 S2 E11 N2 E6 N16 E18 N22\$ S26 E37 FOP=[YR=2018] W37 S8 E37 N8\$ N4 E12 N59\$.													

BUILDING DIMENSIONS													
BAS=[YR=2018] W19 S24 W16 FSP=[YR=2018] E16 N17 W16 S17\$ N8 W26 FOP=[YR=2018] E26 N9 W26 S9\$ N16 W29 PTR=W10 S21 FUS=[YR=2018] W23 S23 E23 N23\$ N21 E10\$ S27 E4 S4 E24 S6 E13 FGR=[YR=2018] W13 N6 W24 N4 W4 S48 E6 S2 E11 N2 E6 N16 E18 N22\$ S26 E37 FOP=[YR=2018] W37 S8 E37 N8\$ N4 E12 N59\$.													

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							