

THE FLOWERS PHASE I  
 LOT 146 OR 837 P 318  
 OR 837 P 321 OR 1038 P 250

ADAMS GREGORY/ADAMS MEREDITH  
 241 NANDINA WAY  
 CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-146



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 Floor	07	VYL PLANK	90
Interior Floor	11	CLAY TILE	10
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms			3 100
Bathrooms			2 100
Story Height			0 100
Stories	1.		1. 100
Units			0 100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	337.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,890	100	2017
FGR	420	50	2017
FOP	118	30	2017
PTO	140	5	2017
UDU	384	55	2024
TOTALS	2,952		

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%	- 2018	107.16	252,147	2017	2017	0	0	6.00	94.00
Heated Area: 1890 HX Base Yr 2018											

241 NANDINA WAY, CRAWFORDVILLE

L	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	98	12	1,176.00	SF	6.00	6.00	100	2017	2017	3	76	5,363	
2	0210	CONCRETE D	0	100	0	0	734.00	SF	6.00	6.00	100	2017	2017	3	76	3,347	
3	0211	CONCRETE W	0	100	61	4	244.00	SF	6.00	6.00	100	2017	2017	3	76	1,113	
4	0955	PRIVACY FE	0	100	0	0	302.00	LF	15.00	15.00	100	2024	2018	AV	95	4,304	

TOTAL OB/XF 14,127

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	50,000.00	50,000.00	50,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		237,018	
TOTAL MARKET OB/XF VALUE		14,127	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		301,145	
SOH/AGL Deduction		29,724	
ASSESSED VALUE		271,421	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		221,421	
TOTAL JUST VALUE		301,145	
NCON VALUE		25,557	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,399	
FR PRMT CK - PU XFOB, PU NEW TRV. 1/24/2024			
ADDRESS CLEAN UP, MV TO LN 1			
5 YR CHK NC			
SOH PORTED FROM W/W-10378-A22/2018/ADAMS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20-000405	SHED-CC	0	01/29/2021
17000774	SFD-CO	0	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/0795	11/16/2017	WD Q	Q	I	01	238,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: ADAMS GREGORY & MER						
1038/0250	6/16/2017	WD Q	Q	V	01	27,500
GRANTOR: BOYNTON FLOWERS, LLC						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017;ORIG=0,0] W14 N2 W12 N1 W14 S3 W12 S15 W2 S6 E2 S15 E13 N3 E6 S3 E12 N2 E21 N34 \$	
FGR=[YR=2017;ORIG=0,34] W21 S20 E21 N20 \$	
PTO=[YR=2017;ORIG=-40,-3] E14 N10 W14 S10 \$	
FOP=[YR=2017;ORIG=-52,36] S5 E20 N5 W1 N3 W6 S3 W13 \$	
UDU=[YR=2024;ORIG=18,0] E24 S16 W24 N16 \$	