

THE FLOWERS PHASE I LOT 147
 OR 837 P 318 OR 837 P 321
 OR 927 P 77 OR 945 P 58

BERGERON REBECCA/BERGERON MARK
 236 NANDINA WAY
 CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-147



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
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	
Ceiling	06	Trey/Crown		80	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms			3	100	
Bathrooms			2	100	
Story Height				9 100	
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100	2014	1,626	212,346
FGR	440	50	2014	220	28,731
FOP	136	30	2014	41	5,354
FSP	180	55	2014	99	12,928
PTO	25	5	2014	1	131
PTO	130	5	2014	6	784
TOTALS	2,537			1,993	260,274

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%	- 2024								
Heated Area: 1626						HX Base Yr 2024					
BLD DATE	11/08/2018	MMTP	LGL DATE	01/04/2020	JB						
XF DATE	11/08/2018	MMTP	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				260,274	
TOTAL MARKET OB/XF VALUE				12,013	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				322,287	
SOH/AGL Deduction				0	
ASSESSED VALUE				322,287	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				272,287	
TOTAL JUST VALUE				322,287	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				253,752	
WAGNER - PORT TO 09944-002					
MM 5 YR CK, CH EXW.					
5 YR PRCL CHK PU XFOB LN 3-4					
ADD HX, TRANSFRD FROM LEON FOR 2015					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2013906	SFD-CO	0	12/13/2013		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1329/0395	9/15/2023	WD Q	Q I	01	355,900
GRANTOR: WAGNER SHELLIE FKA YE					
GRANTEE: BERGERON REBECCA &					
0945/0058	6/13/2014	WD Q	I	01	187,500
GRANTOR: TFB HOLDINGS, INC.					
GRANTEE: YEOMANS SHELLIE					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2014] W3 N16 W8 PTO=[YR=2014] N5 W5 S5 E5\$ W5 N10 W11					
FSP=[YR=2014] W18 S10 E18 N10\$ S10 W18 PTO=[YR=2014] N10 W13					
S10 E13\$ W13 S30 E13 FOP=[YR=2014] S3 E20 N7 W19 S4 W1\$ E1 N4					
E19 FGR=[YR=2014] S20 E22 N20 W22\$ E25 N10\$.					

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		1,701.00	SF	6.00	6.00	100	2014	2014	3	67	6,838
2	0211	CONCRETE W	0	100	67	4		268.00	SF	6.00	6.00	100	2014	2014	3	67	1,077
3	0955	PRIVACY FE	0	100	0	0		314.00	LF	15.00	15.00	100	2016	2016	3	87	4,098
4	0625	PORT WD UT	0	100	12	8		96.00	SF	0.00	0.00	100	2016	2016	3	72	0

LAND DESCRIPTION												TOTAL OB/XF												12,013				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000											