

THE FLOWERS PHASE I
 LOT 151 OR 837 P 318
 OR 837 P 321 OR 1019 P 482

CURRAN RYAN DANIEL/CURRAN BRANDI WALKER
 212 NANDINA WAY
 CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-151

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 90
Exterior Wall	19	COMMON	BRK 10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	10	LAMINATED	60
Interior Floo	14	CARPET	40
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	1,946	100	2017
BAS	440	100	2021
FOP	56	30	2017
FSP	140	55	2017
PTO	72	5	2017
TOTALS	2,654		

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%	- 2022									Heated Area: 2386	
												HX Base Yr 2022	
BLD DATE	05/17/2017	MMSR	LGL DATE										
XF DATE	10/19/2021	MMJS	LAND DATE	10/19/2021	MMJS								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		242,672	
TOTAL MARKET OB/XF VALUE		13,734	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		306,406	
SOH/AGL Deduction		30,929	
ASSESSED VALUE		275,477	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		225,477	
TOTAL JUST VALUE		306,406	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		299,499	
PRMT CH FGR TO BAS CC 8/31/21 PU XFOB LN 4&5			
SOH PORTED FROM 10244-024 FOR 2018/CANFIELD			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00042	IN-GROUND POOL		09/23/2024
21000358	ENCLOSURE	0	04/16/2021
16001203	SFD-CO	0	12/06/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/0754	1/06/2021	WD Q	Q	I	01	290,000
GRANTOR: CANFIELD MICHAEL EDWA						
GRANTEE: CURRAN RYAN DANIEL						
1034/0406	5/15/2017	WD Q	Q	I	01	248,530
GRANTOR: BRIDGEWATER BUILDERS						
GRANTEE: CANFIELD MICHAEL ED						

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	106	12			6.00	100	2017	2017	3	76	5,800	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2017	2017	3	76	962	
3	0211	CONCRETE W	0	100	62	4			6.00	100	2017	2017	3	76	1,131	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	4,816	
5	0625	PORT WD UT	0	100	12	8			6.00	100	2020	2020	3	89	1,025	

BUILDING NOTES			
212 NANDINA WAY, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2017] W29 PTO=[YR=2017] E12 N6 W12 S6\$ FSP=[YR=2017] N3 W16 S9 E13 R3 U3 N3\$ S3 D3 L3 W27 S33 E14 N4 FOP=[YR=2017] S4 W2 S4 E8 N8 W6\$ E43 BAS=[YR=2021] W22 S20 E22 N20\$ E2 N35\$.			

LAND DESCRIPTION														TOTAL OB/XF 13,734										
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							