

THE FLOWERS PHASE I  
 LOT 157 OR 837 P 318  
 OR 837 P 321 OR 1024 P 709

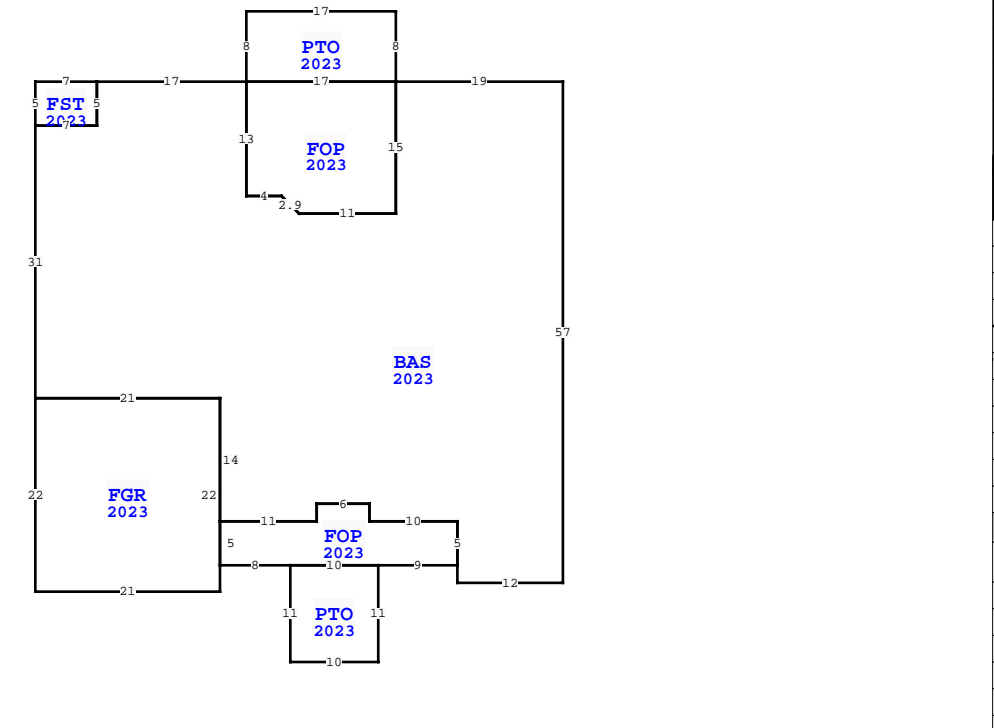
FERRARI KENNETH W/FERRARI CYNTHIA L  
 154 NANDINA WAY  
 CRAWFORDVILLE, FL 32327

**2024**

31-2S-01W-337-04177-157  


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	11	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 80
Interior Floo	11	CLAY TILE 20
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,879	117.4000	111.53	321,095	2023	2023	0	0	0	0.00	100.00



QUALITY	CD	CONSTRUCTION			
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	2,498	100	2023	2,498	278,602
FGR	462	50	2023	231	25,763
FOP	147	30	2023	44	4,907
FOP	245	30	2023	74	8,253
FST	35	55	2023	19	2,119
PTO	110	5	2023	6	669
PTO	136	5	2023	7	781
TOTALS	3,633			2,879	321,095

154 NANDINA WAY, CRAWFORDVILLE

BLD DATE	LGL DATE	01/04/2020	JB
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	104	13	1,352.00	SF	6.00	6.00	100	2024	2023	AV	100	8,112	
2	0210	CONCRETE D	0	100	0	0	230.00	SF	6.00	6.00	100	2024	2023	AV	100	1,380	
3	0211	CONCRETE W	0	100	0	0	227.00	SF	6.00	6.00	100	2024	2023	AV	100	1,362	
4	0157	GENERATOR	0	100	0	0	1.00	UT	8,900.00	8,900.00	100	2024	2023		100	8,900	

TOTAL OB/XF																
19,754																

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

TOTAL OB/XF																
19,754																

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		321,095	
TOTAL MARKET OB/XF VALUE		19,754	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		390,849	
SOH/AGL Deduction		0	
ASSESSED VALUE		390,849	
TOTAL EXEMPTION VALUE		HX HB 13 390,849	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		390,849	
NCON VALUE		331,949	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		40,000	
GENERATOR CC B23-1080			
MM PU NCON & XFOBS 05-31-2023			
MM 2022 5 YR CK NC			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001080	GENERATOR-CC	0	10/06/2023
21001271	SFD-CO	0	12/28/2021
20071424	SFD-EXPIRED	0	10/18/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1316/0347	6/08/2023	WD Q	Q	I	01	495,500
GRANTOR: CHIEF CORNERSTONE CON						
GRANTEE: FERRARI KENNETH W &						
1024/0709	1/31/2017	WD Q	Q	V	05	50,000
GRANTOR: BOYNTON FLOWERS, LLC						
GRANTEE: CHIEF CORNERSTONE C						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2023;ORIG=50,10] E7 N5 E17 S13 E4 D2R2 E11 N15 E19 S57 W12 N2 N5 W10 N2 W6 S2 W11 N14 W21 N31 \$																
FGR=[YR=2023;ORIG=50,41] E21 S22 W21 N22 \$																
FOP=[YR=2023;ORIG=74,5] S13 E4 D2R2 E11 N15 W17 \$																
PTO=[YR=2023;ORIG=74,-3] E17 S8 W17 N8 \$																
FST=[YR=2023;ORIG=50,5] E7 S5 W7 N5 \$																
FOP=[YR=2023;ORIG=71,55] E11 N2 E6 S2 E10 S5 W9 W10 W8 N5 \$																
PTO=[YR=2023;ORIG=79,60] E10 S11 W10 N11 \$																