

THE FLOWERS PHASE I LOT 164  
 OR 837 P 318 OR 837 P 321  
 OR 946 P 526 OR 946 P 527

STEPHENS WILLIAM L/STEPHENS JOAN M  
 106 NANDINA WAY  
 CRAWFORDVILLE, FL 32327

**2024**

31-2S-01W-337-04177-164

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
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
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
Fireplace Units	01	FIREPLACE 100
		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
BAS	1,917	100
FGR	672	50
FOP	91	30
FOP	204	30
FSP	168	55
TOTALS	3,052	

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%	- 2015									
Heated Area: 1917 HX Base Yr 2015												
BLD DATE	11/26/2018		MMSR	LGL DATE								
XF DATE	11/26/2018		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			252,788
TOTAL MARKET OB/XF VALUE			14,311
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			317,099
SOH/AGL Deduction			94,909
ASSESSED VALUE			222,190
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			172,190
TOTAL JUST VALUE			317,099
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,575
MM 2022 5 YR CK NC			
INCR EYB 2014-2016 PRMT OB21-000409			
5 YR PRCL CH, PU CORR TRAV, PU XF0B LN 5-6			
ADD CHG PER OWNER JOAN CIA PHONE 8507456647			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000409	MECH	0	07/30/2021
20000382	GAS-CO	0	09/14/2020
20000125	GENERATOR	0	07/17/2020
18000190	AWNING-CO	0	03/19/2018
2014650	SFD-CO	0	07/30/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0999/0605	5/04/2016	QC	U	V	14	100
GRANTOR: STEPHENS WILLIAM & JO						
GRANTEE: SEXTON AMANDA STEPH						
0946/0527	7/08/2014	QC	U	V	14	100
GRANTOR: STEPHENS WILLIAM & JO						
GRANTEE: SEXTON AMANDA STEPH						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	100	0	0	2,274.00	SF	6.00	6.00	100	2014
2	0211	CONCRETE W	0	100	70	4	280.00	SF	6.00	6.00	100	2014
4	0955	PRIVACY FE	0	100	0	0	233.00	LF	15.00	15.00	100	2014
5	0210	CONCRETE D	0	100	33	9	297.00	SF	6.00	6.00	100	2016
6	0625	PORT WD UT	0	100	14	10	140.00	SF	0.00	0.00	100	2018

BUILDING NOTES			
106 NANDINA WAY, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2014] W33 FSP=[YR=2014] E14 N12 W14 S12\$			
FOP=[YR=2018] N12 W17 S12 E17\$ W29 S23 FGR=[YR=2014] S32 E21			
N32 W21\$ E21 S11 E11 S2 FOP=[YR=2014] S3 E12 S2 E7 N5 W1 N5			
W4 S5 W14\$ E14 N5 E4 S5 E12 N36\$.			

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								