KENMORE ESTATES
TRACT 3
OR 199 P 746 & OR 217 P 606

MCBRIDE ROBERT M III/MCBRIDE MARTHA H
26 BELIN CT
CRAWFORDVILLE, FL 32327

2024

34-2S-01W-237-04217-A03

BUILDING CHARACTERISTICS

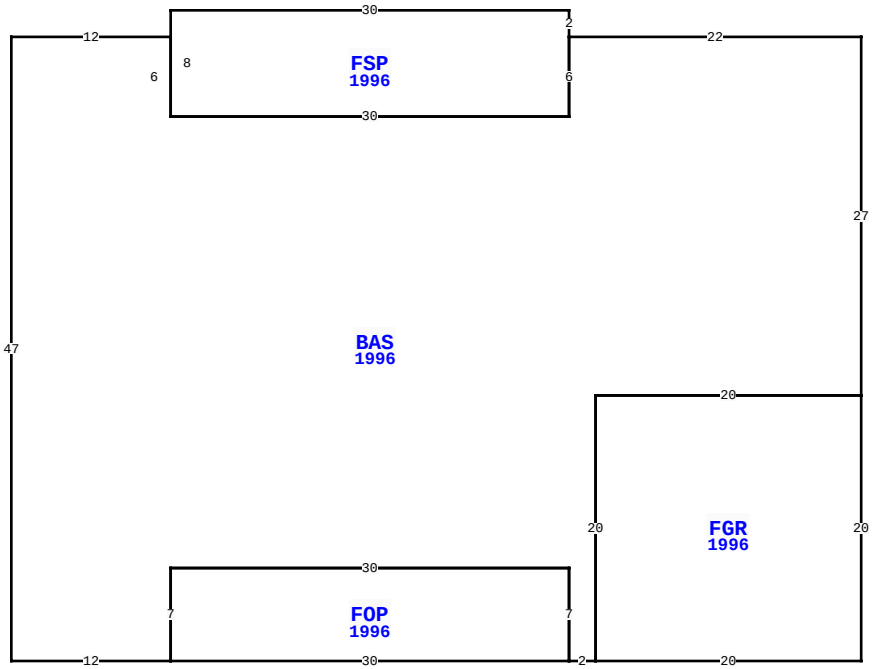
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 80
Interior Floo	14	CARPET 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1	MKT AREA 11
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,218	100	1996	2,218	159,356
FGR	400	50	1996	200	14,369
FOP	210	30	1996	63	4,526
FSP	240	55	1996	132	9,483
TOTALS	3,068			2,613	187,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,613	103.6000	98.42	257,171	1996	1996	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 1997 Heated Area: 2218 HX Base Yr 1997



26 BELIN CT, CRAWFORDVILLE

BLD DATE	07/23/2021	MMJS	LGL DATE		
XF DATE	07/23/2021	MMJS	LAND DATE	07/23/2021	MMJS
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	187,735
TOTAL MARKET OB/XF VALUE	18,243
TOTAL LAND VALUE - MARKET	50,200
TOTAL MARKET VALUE	256,178
SOH/AGL Deduction	58,804
ASSESSED VALUE	197,374
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	147,374
TOTAL JUST VALUE	256,178
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,885

0620,0210,0940 PU 0140, 0211

5 YR PRCL CH, CHG FLOORING, CORR DIMS ON XFOB

5 YR PRCL CH, PU XFOB LN 5-6

5 YR PRCL CH, PU FNDN & FRME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000065	ELEC TO POLE BARN	0	01/19/2022
18001207	REROOF-CO	0	11/08/2018
15000264	POLE BARN	0	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0199/0746	9/15/1992	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W22 FSP=[YR=1996] N2 W30 S8 E30 N6 $ S6 W30 N6 W12 S47 E12 FOP=[YR=1996] N7 E30 S7 W30 $ N7 E30 S7 E2 FGR=[YR=1996] E20 N20 W20 S20$ N20 E20 N27$.

EXTRA FEATURES

LN	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	0620	WOOD UTL B	0	100	14	10	168.00	SF	6.00	6.00	100	2001	2001	3	20	202	
2	0080	4' CHAINLI	0	100	0	0	2,040.00	LF	13.00	13.00	100	1996	1996	3	20	5,304	
3	0210	CONCRETE D	0	100	42	53	2,226.00	SF	6.00	6.00	100	1996	1996	3	20	2,671	
4	0211	CONCRETE W	0	100	65	3	195.00	SF	6.00	6.00	100	1997	1997	3	20	234	
5	0940	OPEN SHED	0	100	8	14	96.00	SF	4.00	4.00	100	2008	2008	3	34	131	
6	0030	BARN,POLE	0	100	30	48	1,440.00	SF	9.00	9.00	100	2015	2015	3	67	8,683	
7	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1996	1996	3	53	1,007	
8	0211	CONCRETE W	0	100	3	3	9.00	SF	6.00	6.00	100	2001	2001	3	20	11	

LAND DESCRIPTION

TOTAL OB/XF 18,243

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							

REVIEW DATE 07/23/2021 BY MMJS Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 04/01/2026 BY SYS