

THE PARK
OR 521 P 193
OR 619 P 464 OR 709 P 330

LOT 7

NGUYEN VINH DUC/NGUYEN JAMIE LANE
64 PARKSIDE CIRCLE
CRAWFORDVILLE, FL 32327

2024

00-00-051-311-09893-007

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY	TILE	50	
Interior Floo	14	CARPET		50	
Ceiling	09	9 FT		100	
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms		4		100	
Bathrooms		2		100	
Story Height		0		100	
Stories	1.	1.		100	
Fireplace	01	FIREPLACE		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	01		
NEIGHBORHOOD/LOC	311.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,560	100	2006	2,560	280,378
DCK	256	10	2012	26	2,848
FGR	440	50	2006	220	24,095
FOP	90	30	2006	27	2,957
FSP	126	55	2006	69	7,557
PTO	144	5	2006	7	767
TOTALS	3,616			2,909	318,601

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%	- 2008								
					Heated Area: 2560						
						HX Base Yr 2008					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		336,619	
TOTAL MARKET OB/XF VALUE		6,730	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		408,349	
SOH/AGL Deduction		170,378	
ASSESSED VALUE		237,971	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		187,971	
TOTAL JUST VALUE		408,349	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,495	
5 YR PRCL CK, N/C (NW ADDED BAS TO BLDG 2)			
INCR EYB 2006-2008 PRMT B21-000607			
DELETE XFOB LN-6, PU BUILDING CARD-2			
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 6			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000641	ENCLOSURE-CO	0	06/28/2021
21000607	MECH-CO	0	06/03/2021
19000948	POLE BARN-CO	0	06/20/2019
2010975	FNDN - CO	0	09/23/2010
20051710	SFD/CO 5/4/6	0	10/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0709/0330	5/04/2007	WD Q	Q	I		288,500
GRANTOR: BRACKENCHASE BUILDERS						
GRANTEE: NGUYEN VINH DUC & J						
0619/0464	9/30/2005	WD Q	Q	V	02	5,043,500
GRANTOR: WAKULLA LAND LLC						
GRANTEE: BRACKENCHASE BUILDE						

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
2	0210	CONCRETE D	0	100	0	1,464.00	SF	6.00	6.00	100	2006	2006	3	27	2,372	
3	0211	CONCRETE W	0	100	65	260.00	SF	6.00	6.00	100	2006	2006	3	27	421	
4	0955	PRIVACY FE	0	100	0	662.00	LF	15.00	15.00	100	2006	2006	3	30	2,979	
5	0210	CONCRETE D	0	100	28	280.00	SF	6.00	6.00	100	2013	2013	3	57	958	

BLD DATE		08/26/2021	FRFR	LGL DATE	08/26/2021	FRFR
XF DATE		08/26/2021	FRFR	LAND DATE		08/26/2021
INC DATE				AG DATE		

BUILDING NOTES	
DCK=[YR=2012] W16 S16 E16 BAS=[YR=2006] W16 PTO=[YR=2006] N8 W18 S8 E18\$ FSP=[YR=2006] W18 S7 E18 N7\$ S7 W18 N7 W26 S44 FGR=[YR=2006] S20 E22 N20 W22\$ E22 S2 E13 FOP=[YR=2006] S6 E10 N6 W2 N5 W6 S5 W2\$ E2 N5 E6 S5 E17 N46\$ N16\$.	

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	65,000.00	65,000.00	65,000							

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2024

00-00-051-311-09893-007



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	12	MODULAR MT 100
Interior Wall		N/A 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	3	MKT AREA 01
NEIGHBORHOOD/LOC	311.00	1.10/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	360	100
UCP	720	20
TOTALS	1,080	504

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	WKSHP/BARN	100%	- 2008	37.24	18,769	2019	2019	0	0	4.00	96.00	
Heated Area: 360 HX Base Yr 2008												
BLD DATE	08/26/2021	FRFR	LGL DATE	08/26/2021	FRFR							
XF DATE	08/26/2021	FRFR	LAND DATE	08/26/2021	FRFR							
INC DATE			AG DATE									

WAKULLA COUNTY PROPERTY			
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TOTAL MARKET VALUE			408,349
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ASSESSED VALUE			237,971
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			187,971
TOTAL JUST VALUE			408,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,495
5 YR PRCL CK, PU XFOB LN 5.			
5 YR PRCL CH, PU FNDN			
PU FRM, XFOB#4,CAPPED;5 YR PRCL CK			
ADD HX PH#933-3219			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0709/0330	5/04/2007	WD Q	Q	I		288,500
GRANTOR: BRACKENCHASE BUILDERS						
GRANTEE: NGUYEN VINH DUC & J						
0619/0464	9/30/2005	WD Q	Q	V	02	5,043,500
GRANTOR: WAKULLA LAND LLC						
GRANTEE: BRACKENCHASE BUILDE						

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
64 PARKSIDE CIR, CRAWFORDVILLE												
TOTAL OB/XF 0												

BUILDING NOTES												
BUILDING DIMENSIONS												
UCP=[YR=2019;ORIG=0,12] W30 S24 E30 N24 \$												
BAS=[YR=2021;ORIG=0,0] W30 S12 E30 N12 \$												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	