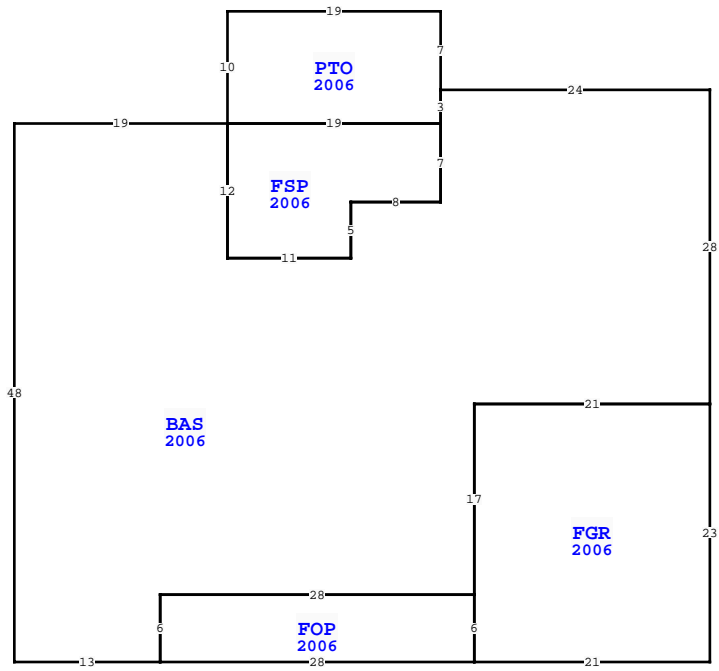


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	19	COMMON BRK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		3	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	07	GOOD	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	307.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,209	100	2006
FGR	483	50	2006
FOP	168	30	2006
FSP	188	55	2006
PTO	190	5	2006
TOTALS	3,238		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,614	141.3350	134.27	350,982	2006	2006	0	0	17.00	83.00
1 SINGLE FAM 100% - 2007 Heated Area: 2209 HX Base Yr 2007											



WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			296,285
TOTAL MARKET OB/XF VALUE			5,781
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			357,066
SOH/AGL Deduction			110,362
ASSESSED VALUE			246,704
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			196,704
TOTAL JUST VALUE			357,066
NCON VALUE			6,175
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,436
FR PRMT CK 5/26/23 - PU BLDG & XFOBS.			
5 YR CHK NC			
5 YR PRCL CH, CHG QUAL			
CHG QUAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000769	SHED-CC	0	07/29/2022
18000245	MECH	0	06/21/2018
2006782	SFD - CO	0	05/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0686/0792	11/29/2006	WD Q	Q	I		291,900
GRANTOR: WAKULLA BUILDERS, LLC						
GRANTEE: TROCIEWITZ ULF P &						
0654/0720	5/02/2006	WD Q	Q	V	03	50,000
GRANTOR: TURNER LAND ENTERPRIS						
GRANTEE: WAKULLA BUILDERS, L						

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	11	12	1,356.00	SF	6.00	6.00	100	2006	2006	3	27	2,197	
2	0210	CONCRETE D	0	100	13	24	312.00	SF	6.00	6.00	100	2006	2006	3	27	505	
3	0211	CONCRETE W	0	100	56	4	224.00	SF	6.00	6.00	100	2006	2006	3	27	363	
4	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	
5	0700	PORT BLDG	0	100	8	12	96.00	SF	8.00	8.00	100	2007	2007	3	68	522	
6	0700	PORT BLDG	0	100	8	3	24.00	SF	8.00	8.00	100	2007	2007	3	68	131	
7	0610	VINYL UTL	0	100	7	8	56.00	SF	6.00	6.00	100	2024	2018	AV	80	269	
8	0210	CONCRETE D	0	100	9	8	72.00	SF	6.00	6.00	100	2024	2023	AV	100	432	
9	0210	CONCRETE D	0	100	6	10	60.00	SF	6.00	6.00	100	2024	2023	AV	100	360	
10	0210	CONCRETE D	0	100	4	6	24.00	SF	6.00	6.00	100	2024	2023	AV	100	144	

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			291.00	300.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

THE GROVE PHASE 2 LOT 43  
 OR 561 P 753  
 OR 654 P 720

TROCIEWITZ ULF P/TROCIEWITZ BIANCA  
 190 SAND PINE TRAIL  
 CRAWFORDVILLE, FL 32327

2024

00-00-056-307-09944-043



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 70
Foundation	00	N/A	30
Frame	05	STEEL	100
Exterior Wall	25	MOD METAL	70
Exterior Wall	29	NONE	30
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	70
Interior Floo	01	NONE	30
Heating Type	01	NONE	100
Air Condition	01	NONE	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	307.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	550	100	2024
UCP	300	20	2024
TOTALS	850		610
EXTRA FEATURES		190 SAND PINE TRL, CRAWFORDVILLE	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MTL	BLD/RES	100%	- 2024	Heated Area: 550		HX Base Yr 2007				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>25 25 25 25</p> <p style="font-size: 2em; color: blue;">BAS 2024</p> <p style="font-size: 2em; color: blue;">UCP 2024</p> </div>											
BLD DATE		06/08/2017		FRSR		LGL DATE		04/12/2009		JBBH	
XF DATE		06/08/2017		FRSR		LAND DATE					
INC DATE						AG DATE					

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		296,285			
TOTAL MARKET OB/XF VALUE		5,781			
TOTAL LAND VALUE - MARKET		55,000			
TOTAL MARKET VALUE		357,066			
SOH/AGL Deduction		110,362			
ASSESSED VALUE		246,704			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		196,704			
TOTAL JUST VALUE		357,066			
NCON VALUE		6,175			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		364,436			
5 YR PRCL, PU NEW TRAV, PU XFOB LN 5-6, LIVED IN AT THIS TIME' 5 YR PRCL CK PU SFD,XFOB,POWER 10/2/6; SFD APPEARS TO BE PRMT 2006782, SFD - CO 11/6/6					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
<b>SALES DATA</b>					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
0686/0792	11/29/2006	WD Q	Q I		291,900
GRANTOR: WAKULLA BUILDERS, LLC					
GRANTEE: TROCIEWITZ ULF P &					
0654/0720	5/02/2006	WD Q	V 03		50,000
GRANTOR: TURNER LAND ENTERPRIS					
GRANTEE: WAKULLA BUILDERS, L					
<b>BUILDING NOTES</b>					
<b>BUILDING DIMENSIONS</b>					
BAS=[YR=2024;ORIG=10,10] E22 S25 W22 N25 \$					
UCP=[YR=2024;ORIG=32,10] E12 S25 W12 N25 \$					

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
TOTAL OB/XF 0																

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