

HS LOT 61 BROOK FOREST SUBD  
 LOT 32 OR 77 P 526  
 OR 164 P 75 OR 307 P 231

LYNN JOHN T/LYNN DIANE S  
 406 OAKWOOD TRAIL  
 CRAWFORDVILLE, FL 32327

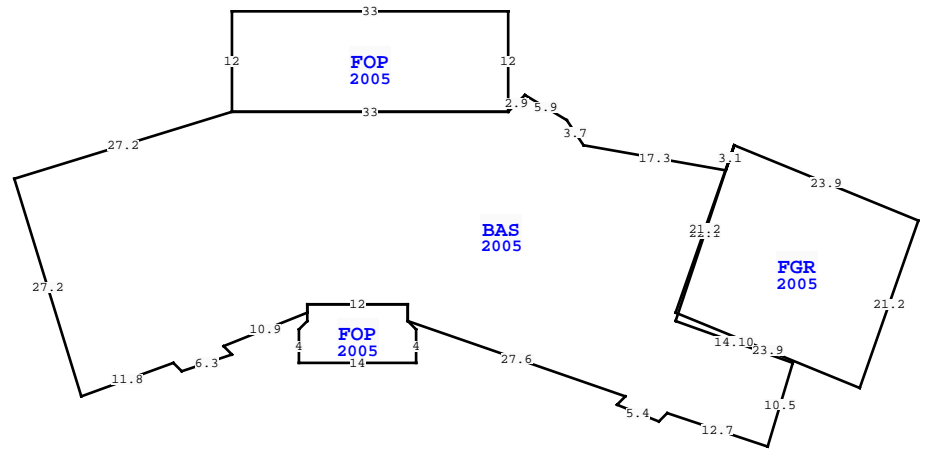
2024

00-00-061-223-10086-A32



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	20	WOOD	FRAME	100	
Exterior Wall	20	FACE	BRICK	100	
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	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				3.5	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	07	GOOD			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	01		
NEIGHBORHOOD/LOC	223.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	2005	2,261	255,988
FGR	503	50	2005	252	28,531
FOP	93	30	2005	28	3,170
FOP	396	30	2005	119	13,473
TOTALS	3,253			2,660	301,163

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,660	138.5750	131.65	350,189	2005	2009	0	0	14.00	86.00	
1 SINGLE FAM 100% - 2006 Heated Area: 2261 HX Base Yr 2006												



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				316,067		
TOTAL MARKET OB/XF VALUE				7,707		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				398,774		
SOH/AGL Deduction				118,120		
ASSESSED VALUE				280,654		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				230,654		
TOTAL JUST VALUE				398,774		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				403,130		
5 YR PRCL CK, CHG A/C, HTTP, DEMO XFOB, FIX TRAV O						
INCR EYB 2005-2009 PRMT OB22-000029						
QC FW						
PU XFOB 0060, CHG BUSE CODE CARD2						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB22-000029	RE-ROOF-CC	0	01/18/2022			
2005402	UTL		03/28/2005			
32662	SFD	0	11/12/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0550/0663	8/31/2004	WD Q	Q	V		75,000
GRANTOR: RUSSELL						
GRANTEE: LYNN						
0307/0231	8/22/1997	WD Q	Q	V		28,000
GRANTOR: RUSSELL FRANK CHRISTO						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=2005] W33 S12 E33 BAS=[YR=2005] W33 L26 D8 D26 R8 R11 U4 D1 R1 R6 U2 U1 L1 U4 R10 N1 E12 FOP=[YR=2005] W12 S2 D1 L1 S4 E14 N4 U1 L1 N2\$ S2 D9 R26 L1 D1 D2 R5 R1 U1 D4 R12 R3 U10 U5 L14 R7 U21 FGR=[YR=2005] L7 D20 D9 R22 R7 U20 U9 L22 \$ L1 D3 U3 L17 L2 U3 L5 U3 L2 D2 \$ N12\$.						

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	0080	4' CHAINLI	0	100	0	0			840.00	LF	13.00	100	2005	2005	3	24	2,621	
2	0210	CONCRETE D	0	100	20	20			400.00	SF	6.00	100	2005	2005	3	24	576	
3	0211	CONCRETE W	0	100	0	0			759.00	SF	6.00	100	2005	2005	3	24	1,093	
4	0140	FIRE PLACE	0	100	0	0			1.00	UT	1,900.00	1,900.00	100	2005	2005	3	64	1,216
5	0125	MTL/VYL AC	0	100	0	0			48.00	LF	19.00	19.00	100	2005	2005	3	24	219
6	0210	CONCRETE D	0	100	10	26			260.00	SF	6.00	6.00	100	2005	2005	3	24	374
7	0210	CONCRETE D	0	100	10	9			90.00	SF	6.00	6.00	100	2009	2009	3	39	211
8	0060	DECK WOOD	0	100	0	0			288.00	SF	5.00	5.00	100	2020	2020	3	97	1,397
TOTALS													7,707					

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	75,000.00	75,000.00	75,000							

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 CRAWFORDVILLE, FL 32327

2024

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
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	3	MKT AREA	01
NEIGHBORHOOD/LOC	223.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FCP	624	25	2005
FCP	420	25	2009
FST	468	55	2005
UCP	216	20	2009
TOTALS	1,728		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 SFR	FCPT	100%	- 2006		18,176	2005	2005	0	0	18.00	82.00
Heated Area: 0 HX Base Yr 2006											
TOTALS		561			14,904						

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
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ASSESSED VALUE				280,654	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				230,654	
TOTAL JUST VALUE				398,774	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				403,130	
PU DIMENS XFOB LN 2					
5 YR PRCL CH, PU CORR TRAV, CORR QUAL & BATHS					
CARD 2					
7, PU NEW TRAV, CHG INT WALL, PU FNDN & FRME					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
0550/0663	8/31/2004	WD Q	V		75,000
GRANTOR: RUSSELL					
GRANTEE: LYNN					
0307/0231	8/22/1997	WD Q	V		28,000
GRANTOR: RUSSELL FRANK CHRISTO					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					
UCP=[YR=2009] W9 FCP=[YR=2009] N18 W10 FST=[YR=2005] W26 S18 E26 N18\$ S18 FCP=[YR=2005] W26 S24 E26 N24\$ S24 E10 N24\$ S24 E9 N24\$.					

EXTRA FEATURES																													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON																		
406 OAKWOOD TRL, CRAWFORDVILLE																													
<table border="1"> <tr> <td>BLD DATE</td> <td>06/04/2021</td> <td>FRJS</td> <td>LGL DATE</td> <td>06/04/2021</td> <td>FRJS</td> </tr> <tr> <td>XF DATE</td> <td>06/04/2021</td> <td>FRJS</td> <td>LAND DATE</td> <td>06/04/2021</td> <td>FRJS</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>												BLD DATE	06/04/2021	FRJS	LGL DATE	06/04/2021	FRJS	XF DATE	06/04/2021	FRJS	LAND DATE	06/04/2021	FRJS	INC DATE			AG DATE		
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LAND DESCRIPTION												TOTAL OB/XF												
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