

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

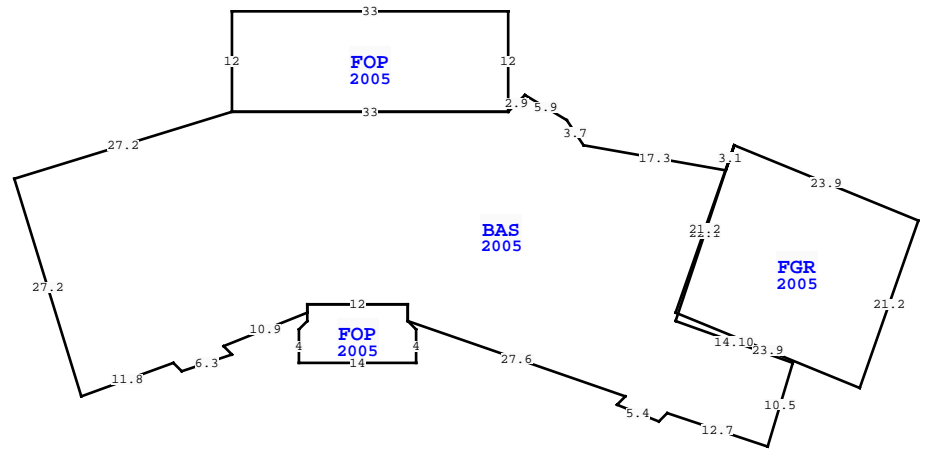
2024

00-00-061-223-10086-A32



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----|--------------|-----|
| ELEMENT | CD | | |
| 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 |

| 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% | - 2006 | | | | | | | | | Heated Area: 2261 HX Base Yr 2006 | |



| | | | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| 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 |

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

| | | | | | | | | |
|--------------------------------|--|--|--|----------|------------|------|-----------|------------|
| 406 OAKWOOD TRL, CRAWFORDVILLE | | | | BLD DATE | 06/04/2021 | FRJS | LGL DATE | |
| | | | | XF DATE | 06/04/2021 | FRJS | LAND DATE | 06/04/2021 |
| | | | | INC DATE | | | AG DATE | |

| WAKULLA COUNTY PROPERTY | | | |
|--|-------------|--------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 2 |
| 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 | 0 | 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\$. | | | | | | | | | | | | | |

| 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 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

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|--------------------------|------------------|---------------|------|
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| 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 |
|--|-------------|-----------|-------------|-------------|------------|
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| TOTAL MARKET VALUE | | | | 398,774 | |
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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 |
| | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |