

HS LOT 73 BLOCK B LOT 1 OF  
TRICE ESTATES UNIT 1  
OR 310 P 613 - 612

BROWN CHARLES H/BROWN ROSANNA M  
P O BOX 4  
CRAWFORDVILLE, FL 32326

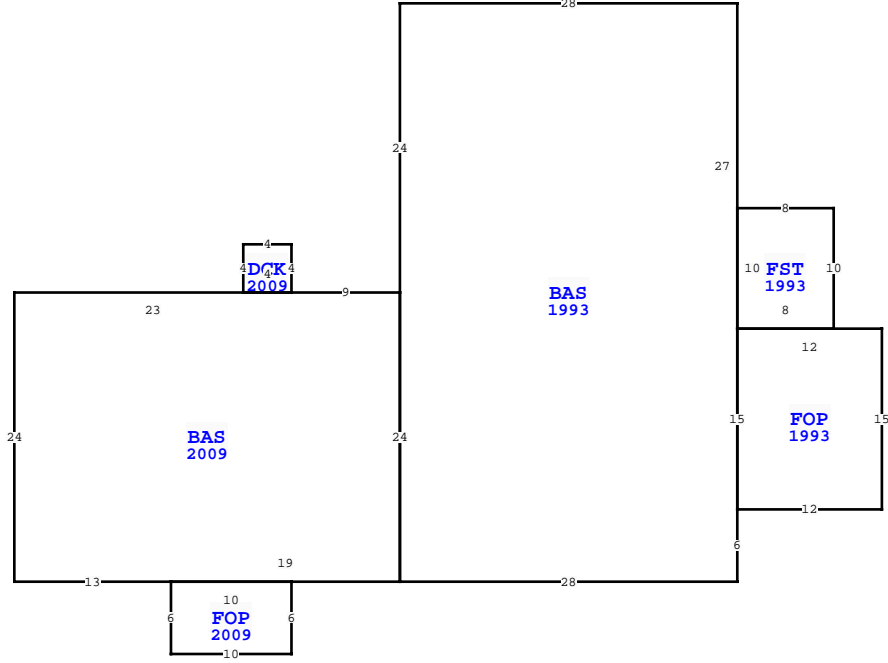
2024

00-00-073-178-10186-B01



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	03	CONCR STEM	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	11	CLAY TILE	70
Interior Floo	10	LAMINATED	30
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	100
Bathrooms		3	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	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	1993
BAS	768	100	2009
DCK	16	10	2009
FOP	180	30	1993
FOP	60	30	2009
FST	80	55	1993
TOTALS	2,448		

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%	- 2022									Heated Area: 2112	HX Base Yr 2022



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		206,948	
TOTAL MARKET OB/XF VALUE		5,898	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		227,846	
SOH/AGL Deduction		73,662	
ASSESSED VALUE		154,184	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		99,184	
TOTAL JUST VALUE		227,846	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		212,932	

5 YR PRCL CK, CHG EYB FROM 1999 TO 2004, EYB WAS C  
TO CONFIRM PO BOX 4 WAS STILL VALID AS ADDR  
CORRECTED ZIP CODE AFTER CALL TO OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000308	RE-ROOF/SHINGLES-		05/09/2024
2009310	ADDITION-CO	0	04/20/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1223/0075	7/30/2021	QC	U	I	11	100

GRANTOR: BROWN ROSANNA M & WIN  
GRANTEE: BROWN CHARLES H & R  
1043/0143 11/10/2015 QC U I 11 100  
GRANTOR: BROWN ROSANNA M F/K/A  
GRANTEE: BROWN CHARLES H & R

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS=[YR=1993] W28 S24 BAS=[YR=2009] W9 DCK=[YR=2009] N4 W4 S4 E4\$ W23 S24 E13 FOP=[YR=2009] S6 E10 N6 W10\$ E19 N24\$ S24 E28 N6 FOP=[YR=1993] E12 N15 W12 S15\$ N15 FST=[YR=1993] E8 N10 W8 S10\$ N27\$.

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		872.00	LF	13.00	100	1999	1999	3	47	5,328	
2	0700	PORT BLDG	0	100	0	0		3.00	SF	0.00	100	1999	1999	3	56	0	
5	0060	DECK WOOD	0	100	8	15		120.00	SF	5.00	100	2018	2018	3	95	570	

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	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	15,000.00	15,000.00	15,000							