TUSCANY TRACE SUBDIVISION
LOT 1 PLAT BOOK 4 PAGE 76
OR 637 P 145 OR 912 P 850

SPANN DAWN
4 TUSCANY TRACE
CRAWFORDVILLE, FL 32327

2024

00-00-074-338-10202-A01

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

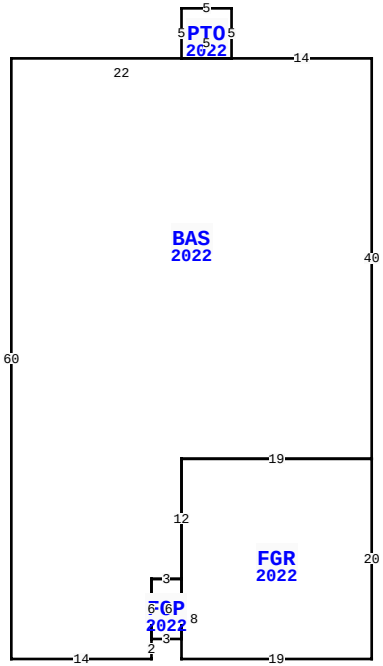
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	11	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
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	67.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	2022	1,756	185,631
FGR	380	50	2022	190	20,085
FOP	18	30	2022	5	529
PTO	25	5	2022	1	106
TOTALS	2,179			1,952	206,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,952	112.4000	106.78	208,435	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1756 HX Base Yr 2023



4 TUSCANY TRCE, CRAWFORDVILLE

BLD DATE	01/16/2020 MMAK	LGL DATE	12/14/2009 JBHC
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,351
TOTAL MARKET OB/XF VALUE		3,819
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		250,170
SOH/AGL Deduction		33,899
ASSESSED VALUE		216,271
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		161,271
TOTAL JUST VALUE		250,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,396

PORT FROM LEON - SPANN
THANK YOU LETTER MAILED
PU SFD AND XFOBS
5 YR PRCL CH, PU XFOB LN 1 & 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000538	SFD-CO	0	05/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0338	1/27/2022	WD	Q	I	01	274,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: SPANN DAWN						
1123/0266	8/30/2019	WD	Q	V	05	100,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: SOUTHERN CONSTRUCTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 PTO=[YR=2022] N5 W5 S5 E5$ W22 S60 E14 N2 FOP=[YR=2022] E3 N6 W3 S6$ N6 E3 FGR=[YR=2022] S8 E19 N20 W19 S12$ N12 E19 N40$.

EXTRA FEATURES

LN	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	0955	PRIVACY FE	0	100	0	0	73.00	LF	15.00	15.00	100	2006	2006	3	30	329	
2	0955	PRIVACY FE	0	100	0	0	48.00	LF	15.00	15.00	100	2015	2015	3	83	598	
3	0210	CONCRETE D	0	100	0	0	471.00	SF	6.00	6.00	100	2022	2022	3	97	2,741	
4	0211	CONCRETE W	0	100	0	0	26.00	SF	6.00	6.00	100	2022	2022	3	97	151	

LAND DESCRIPTION

TOTAL OB/XF 3,819

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		R3	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 02/03/2022 BY FRLH Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 06/03/2026 BY SYS