

TUSCANY TRACE SUB LOT 3
 OR 637 P 145 OR 697 P 728
 OR 869 P 25 OR 991 P 696

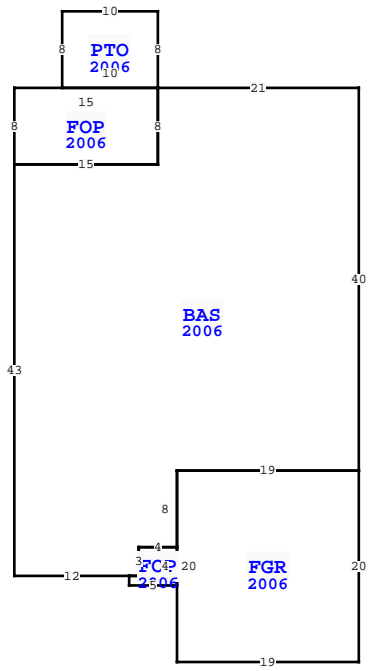
CROSBY JOHN EARLE/CROSBY DORIS
 12 TUSCANY TRACE
 CRAWFORDVILLE, FL 32327

2024

00-00-074-338-10202-A03

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	09	PINE	WOOD	50		
Interior Floor	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	1,495	100	2006	1,495	137,920	
FGR	380	50	2006	190	17,529	
FOP	17	30	2006	5	461	
FOP	120	30	2006	36	3,321	
PTO	80	5	2006	4	369	
TOTALS	2,092			1,730	159,601	

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%	- 2016		192,290	2006	2006	0	0	17.00	83.00
				Heated Area: 1495			HX Base Yr 2016				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			159,601
TOTAL MARKET OB/XF VALUE			1,228
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			200,829
SOH/AGL Deduction			40,354
ASSESSED VALUE			160,475
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			110,475
TOTAL JUST VALUE			200,829
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,955
5 YR PRCL CH, N/C			
PRCL:0:1: NO SOH TO PORT FROM WALTON FOR 16 FOR CR			
XFOB LN 4			
5 YR PRCL CH, PU FNDN & FRME, CORR CODE & LF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000414	MECH	0	03/24/2017
2006829	SFD - CO	0	05/15/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0991/0696	2/03/2016	QC	U	I	11	100
GRANTOR: CROSBY JOHN EARLE AKA						
GRANTEE: CROSBY JOHN EARLE &						
0869/0025	12/28/2011	WD	Q	I	01	127,000
GRANTOR: DUNLAP SUSAN L						
GRANTEE: CROSBY JOHN EARLY						

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 30 16	480.00	SF	6.00	6.00	100	2006	2006	3	27	778	
2	0211	CONCRETE W	0	100 17 4	68.00	SF	6.00	6.00	100	2006	2006	3	27	110	
3	0211	CONCRETE W	0	100 6 3	18.00	SF	6.00	6.00	100	2006	2006	3	27	29	
4	0955	PRIVACY FE	0	100 0 0	69.00	LF	15.00	15.00	100	2006	2006	3	30	311	

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

BUILDING DIMENSIONS											
BAS=[YR=2006] W21 PTO=[YR=2006] N8 W10 S8 E10\$											
FOP=[YR=2006] W15 S8 E15 N8 \$ S8 W15 S43 E12 FOP=[YR=2006]											
S1 E5 N4 W4 S3 W1\$ E1 N3 E4 N8 FGR=[YR=2006] S20 E19 N20											
W19\$ E19 N40\$.											

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		R3	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							