

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

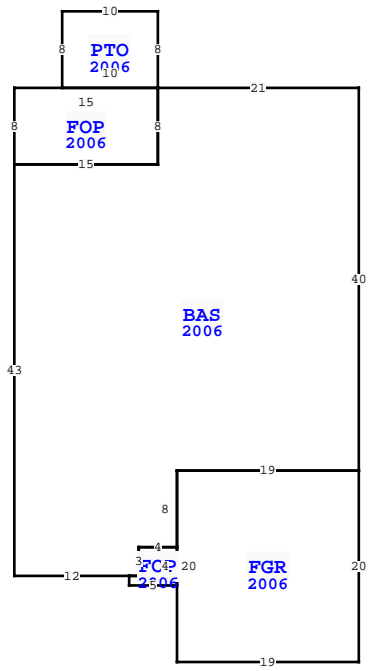
CROSBY JOHN EARLE/CROSBY DORIS  
 12 TUSCANY TRACE  
 CRAWFORDVILLE, FL 32327

**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				PAGE 1 of 1	3	
VALUATION SUMMARY						
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		50,000		HX HB		
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						
BLD DATE						01/16/2020
XF DATE						01/16/2020
INC DATE						
LGL DATE						12/14/2009
LAND DATE						JBHC
AG DATE						
BUILDING NOTES						
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\$.						

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	

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							