

TUSCANY TRACE SUB LOT 4
 OR 637 P 145 OR 712 P 53
 OR 1001 P 790 OR 1372 P 487

GANEY RICHARD/GANEY JOAN
 16 TUSCANY TRACE
 CRAWFORDVILLE, FL 32327

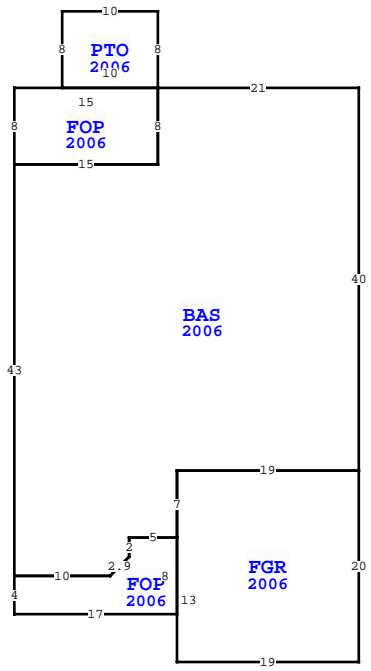
2024

00-00-074-338-10202-A04



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	10	ABOVE	AVG.	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	1,485	100	2006	1,485	136,998
FGR	380	50	2006	190	17,529
FOP	90	30	2006	27	2,491
FOP	120	30	2006	36	3,321
PTO	80	5	2006	4	369
TOTALS	2,155			1,742	160,707

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,742	117.0000	111.15	193,623	2006	2006	0	0	17.00	83.00
1 SINGLE FAM 100% - 2008 Heated Area: 1485 HX Base Yr 2008											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		160,707	
TOTAL MARKET OB/XF VALUE		1,173	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		201,880	
SOH/AGL Deduction		62,005	
ASSESSED VALUE		139,875	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		89,875	
TOTAL JUST VALUE		201,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,014	
5 YR PRCL CH, N/C			
LN 3, PU CORR TRAV			
5 YR PRCL CH, PU FNDN 7 FRME, CORR LF XFOB			
ADD PRMT, SFD-CO 1/24/7			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000357	MECHANICAL	0	08/06/2020
2006609	SFD-CO	0	04/04/2006
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1372/487	8/02/2024	WD Q	I 01 250,000
GRANTOR: LANKFORD ROBERT MITCH			
GRANTEE: GANEY RICHARD			
1001/0790	5/27/2016	QC U	I 14 100
GRANTOR: LANKFORD ROBERT MITCH			
GRANTEE: LANKFORD WARD M,REE			
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 FOP=[YR=2006] S4 E17 N8 W5 S2 D2 L2 W10\$ E10 R2 U2 N2 E5 FGR=[YR=2006] S13 E19 N20 W19 S7\$ N7 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 29 16	464.00	SF	6.00	6.00	100	2006	2006	3	27	752	
2	0211	CONCRETE W	0	100 17 4	68.00	SF	6.00	6.00	100	2006	2006	3	27	110	
3	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							