

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

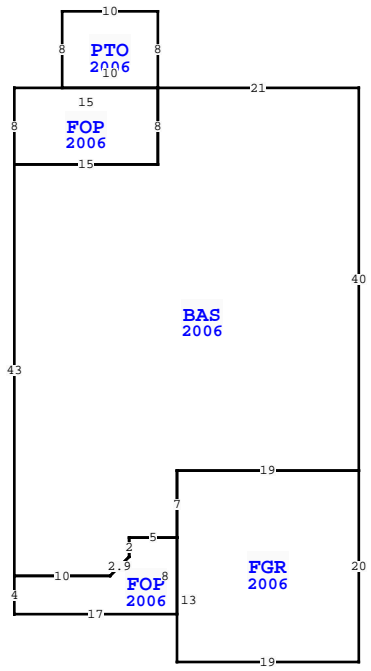
GANEY RICHARD/GANEY JOAN  
 16 TUSCANY TRACE  
 CRAWFORDVILLE, FL 32327

**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 Floo	09	PINE WOOD 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	1,485	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	
1	SINGLE FAM	100%	- 2008		193,623	2006	2006	0	0	17.00	83.00	
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							