

TUSCANY TRACE SUB LOT 8  
 OR 637 P 145 OR 912 P 850  
 OR 934 P 232

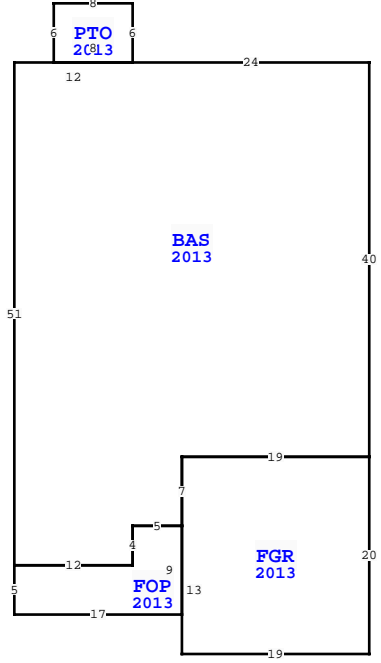
OWENS JOHN T III/OWENS PEGGY L  
 32 TUSCANY TRCE  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-074-338-10202-A08

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 80				
14	CARPET 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
67.00	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100	2013	1,607	163,486
FGR	380	50	2013	190	19,329
FOP	105	30	2013	32	3,256
PTO	48	5	2013	2	203
TOTALS	2,140			1,831	186,274

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%	- 2024		202,472	2013	2015	0	0	8.00	92.00
				Heated Area: 1607			HX Base Yr 2024				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		186,274	
TOTAL MARKET OB/XF VALUE		3,007	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		229,281	
SOH/AGL Deduction		102,504	
ASSESSED VALUE		126,777	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		76,777	
TOTAL JUST VALUE		229,281	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,600	
2023 TRM RTND, UTF			
5 YR PRCL CH, N/C			
/2020			
GIBBS PORTED 2019 VALUES TO 01809-A10			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013471	SFD-CO	0	07/16/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0193	11/29/2023	WD Q	Q	I	01	297,000
GRANTOR: PEDERSEN JENS BANG						
GRANTEE: OWENS JOHN T III &						
2237/0088	8/04/2021	WD Q	Q	I	01	240,000
GRANTOR: KNUT DYBENDAHL & JULI						
GRANTEE: PEDERSEN JENS BANG						

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	0955	PRIVACY FE	0	100	0	0	51.00	LF	15.00	15.00	100	2007	2007	3	40	306
2	0210	CONCRETE D	0	100	30	16	480.00	SF	6.00	6.00	100	2013	2013	3	57	1,642
3	0211	CONCRETE W	0	100	16	4	64.00	SF	6.00	6.00	100	2013	2013	3	57	219
4	0955	PRIVACY FE	0	100	0	0	48.00	LF	15.00	15.00	100	2013	2013	3	75	540
5	0955	PRIVACY FE	0	100	0	0	50.00	LF	15.00	15.00	100	2007	2007	3	40	300

BLD DATE		01/16/2020	MMAK		LGL DATE	
XF DATE		01/16/2020	MMAK		LAND DATE	
INC DATE					AG DATE	
32 TUSCANY TRCE, CRAWFORDVILLE						
12/14/2009 JBHC						

BUILDING NOTES	
BAS=[YR=2013] W24 PTO=[YR=2013] N6 W8 S6 E8\$ W12 S51 FOP=[YR=2013] S5 E17 N9 W5 S4 W12\$ E12 N4 E5 FGR=[YR=2013] S13 E19 N20 W19 S7\$ N7 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									