

TUSCANY TRACE SUB LOT 10  
 OR 637 P 145 OR 912 P 850  
 OR 970 P 121 OR 1356 P 246

THE TUSCANY TRACE LAND TRUST/PINK PORCH LLC AS TRU  
 1022 MARYS DR  
 TALLAHASSEE, FL 32308

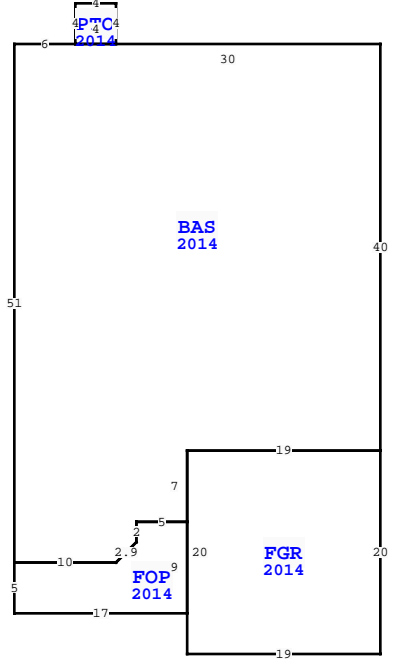
2024

00-00-074-338-10202-A10



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 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
67.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100	2014	1,605	161,099
FGR	380	50	2014	190	19,071
FOP	107	30	2014	32	3,212
PTO	16	5	2014	1	100
TOTALS	2,108			1,828	183,481

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0			201,628	2014	2014	0	0	9.00	91.00	Heated Area: 1605 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		183,481	
TOTAL MARKET OB/XF VALUE		2,863	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		226,344	
SOH/AGL Deduction		0	
ASSESSED VALUE		226,344	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		226,344	
TOTAL JUST VALUE		226,344	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		208,625	
LEGAL CORRECTED TO LOT 10			
5 YR PRCL CH, N/C			
COA PER WAK TCO			
ADD CHG PER TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014512	SFD-CO	0	06/19/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0245	4/15/2024	WD Q	Q	I	01	260,000
GRANTOR: RUPPERT MATTHIAS VICT						
GRANTEE: THE TUSCANY TRACE L						
0970/0121	5/14/2015	WD Q	Q	I	01	165,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: RUPPERT VICTOR & DI						

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	0	29	17	493.00	SF	6.00	6.00	100	2014	2014	3	62	1,834	
2	0211	CONCRETE W	0	0	16	4	64.00	SF	6.00	6.00	100	2014	2014	3	62	238	
3	0955	PRIVACY FE	0	0	0	0	52.00	LF	15.00	15.00	100	2006	2006	3	30	234	
4	0955	PRIVACY FE	0	0	0	0	47.00	LF	15.00	15.00	100	2014	2014	3	79	557	

BUILDING NOTES													
40 TUSCANY TRCE, CRAWFORDVILLE													

BUILDING DIMENSIONS													
BAS=[YR=2014] W30 PTO=[YR=2014] E4 N4 W4 S4\$ W6 S51 FOP=[YR=2014] S5 E17 N9 W5 S2 D2 L2 W10\$ E10 R2 U2 N2 E5 N7 E19 FGR=[YR=2014] W19 S20 E19 N20\$ 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	0		R3	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							