TUSCANY TRACE SUB LOT 11
OR 637 P 145 OR 912 P 850
OR 1123 P 266 OR 1153 P 339

KELLEY LAURA
44 TUSCANY TRACE
CRAWFORDVILLE, FL 32327

2024

00-00-074-338-10202-A11

BUILDING CHARACTERISTICS

ELEMENT	CD	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 Floo	10	LAMINATED 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

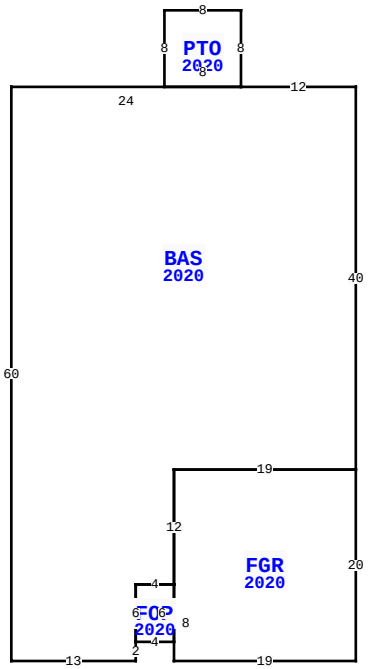
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	67.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	2020	1,748	181,221
FGR	380	50	2020	190	19,698
FOP	24	30	2020	7	726
PTO	64	5	2020	3	311
TOTALS	2,216			1,948	201,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	112.5000	106.88	208,202	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 1748 HX Base Yr



44 TUSCANY TRCE, CRAWFORDVILLE

BLD DATE	01/16/2020	MMAK	LGL DATE		
XF DATE	01/16/2020	MMAK	LAND DATE	12/14/2009	JBHC
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	201,956
TOTAL MARKET OB/XF VALUE	4,876
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	246,832
SOH/AGL Deduction	0
ASSESSED VALUE	246,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,832
TOTAL JUST VALUE	246,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,057

5 YR PRCL CH, N/C

5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4

5 YR PRCL CH, N/C

COC R110107 ISSUED TO CORRECT LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001456	SFD-CO	0	11/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/0339	6/01/2020	WD	Q	I	01	239,900

GRANTOR: SOUTHERN CONSTRUCTION

GRANTEE: KELLEY LAURA

1123/0266	8/30/2019	WD	Q	V	05	100,000

GRANTOR: PAFFORD PROPERTIES &

GRANTEE: SOUTHERN CONSTRUCTI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 PTO=[YR=2020] N8 W8 S8 E8$ W24 S60 E13 N2 FOP=[YR=2020] E4 N6 W4 S6$ N6 E4 FGR=[YR=2020] S8 E19 N20 W19 S12$ N12 E19 N40$.

EXTRA FEATURES

LN	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	0	0	526.00	SF	6.00	6.00	100	2020	2020	3	89	2,809	
2	0211	CONCRETE W	0	0	0	0	22.00	SF	6.00	6.00	100	2020	2020	3	89	117	
3	0955	PRIVACY FE	0	0	0	0	109.00	LF	15.00	15.00	100	2020	2020	3	97	1,586	
4	0955	PRIVACY FE	0	0	0	0	25.00	LF	15.00	15.00	100	2020	2020	3	97	364	

LAND DESCRIPTION

TOTAL OB/XF 4,876

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/16/2020 BY MMAK Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 06/03/2026 BY SYS