

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

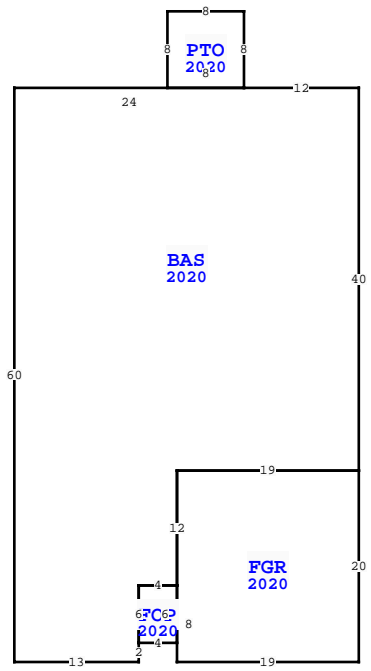
KELLEY LAURA
 44 TUSCANY TRACE
 CRAWFORDVILLE, FL 32327

2024

00-00-074-338-10202-A11

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				
10	LAMINATED 50				
14	CARPET 50				
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	1,748	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	3.00	97.00
1 SINGLE FAM 0% - 0 Heated Area: 1748 HX Base Yr											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
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		0		
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 / 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																	
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	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																						
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							