

TUSCANY TRACE SUB LOT 12
 OR 637 P 145 OR 912 P 850
 OR 1123 P 266 OR 1168 P 552

THOMAS THEODORE W/THOMAS JOYCE B
 48 TUSCANY TRACE
 CRAWFORDVILLE, FL 32327

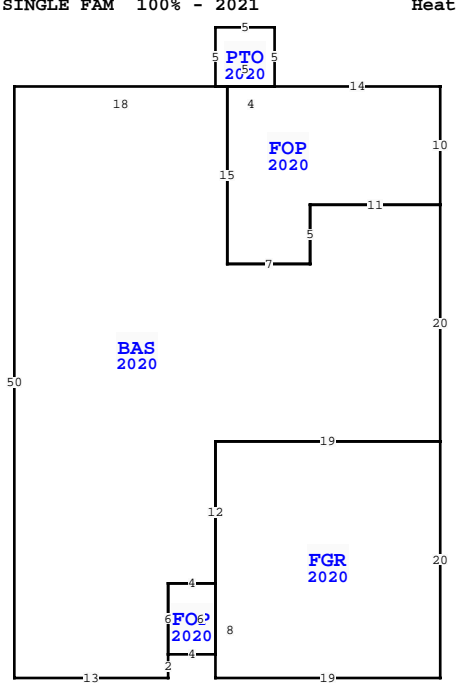
2024

00-00-074-338-10202-A12



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	1,173	100	2020	1,173	127,002
FGR	380	50	2020	190	20,572
FOP	24	30	2020	7	758
FOP	215	30	2020	64	6,930
PTO	25	5	2020	1	109
TOTALS	1,817			1,435	155,370

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,435	117.5000	111.62	160,175	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1173 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	155,370			
TOTAL MARKET OB/XF VALUE	2,926			
TOTAL LAND VALUE - MARKET	40,000			
TOTAL MARKET VALUE	198,296			
SOH/AGL Deduction	28,198			
ASSESSED VALUE	170,098			
TOTAL EXEMPTION VALUE	HX HB WX 55,000			
BASE TAXABLE VALUE	115,098			
TOTAL JUST VALUE	198,296			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	180,146			
H5 DUE TO COA ON NCOA REPORT - ASSISTED LIVING FAC				
DC OR 1305 P 332 JAMES BONN				
ADD HX &PORT FOR 2021- BONN				
EMAILED GASDEN CO REQUEST FOR PORT-BONN				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19001490	SFD-CO	0	11/20/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1375/0725	8/27/2024	WD Q	Q I 01	270,000
GRANTOR: BONN LADONNA K				
GRANTEE: THOMAS THEODORE W				
1168/0552	9/10/2020	WD Q	I 01	232,900
GRANTOR: SOUTHERN CONSTRUCTION				
GRANTEE: BONN JAMES D & LADO				
BUILDING NOTES				
BUILDING DIMENSIONS				
FOP=[YR=2020] W14 PTO=[YR=2020] N5 W5 S5 E5\$ W4 S15 E7 N5 E11 BAS=[YR=2020] W11 S5 W7 N15 W18 S50 E13 N2 FOP=[YR=2020] E4 N6 W4 S6\$ N6 E4 FGR=[YR=2020] S8 E19 N20 W19 S12\$ N12 E19 N20\$ N10\$.				

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	0	526.00	SF	6.00	6.00	100	2020	2020	3	89	2,809	
2	0211	CONCRETE W	0	100	0	22.00	SF	6.00	6.00	100	2020	2020	3	89	117	

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	DPHT 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							