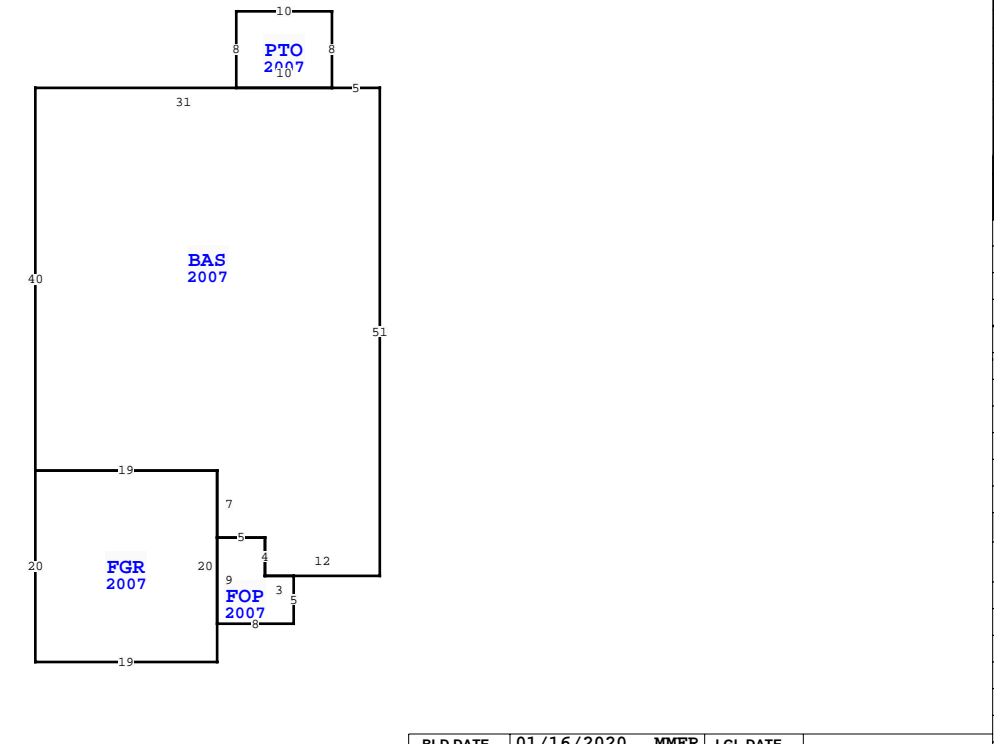


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,819	115.0000	109.25	198,726	2007	2009	0	0	14.00	86.00		



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	1,607	100	2007	1,607	150,986
FGR	380	50	2007	190	17,852
FOP	60	30	2007	18	1,692
PTO	80	5	2007	4	376
TOTALS	2,127			1,819	170,904

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	30	16			6.00	100	2007	2007	3	30	864	
2	0211	CONCRETE W	0	100	18	4			6.00	100	2007	2007	3	30	130	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2007	2007	3	40	582	
4	0211	CONCRETE W	0	100	6	3			6.00	100	2007	2007	3	30	32	

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

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			170,904
TOTAL MARKET OB/XF VALUE			1,608
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			212,512
SOH/AGL Deduction			0
ASSESSED VALUE			212,512
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			162,512
TOTAL JUST VALUE			212,512
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,782
DC OR 1339 P 540 MATTHEW BALKMAN			
INCR EYB 2007-2009 HVAC-CC 2-2022			
2022 T&P RENEWAL RECD			
5 YR PRCL CH N/C-MM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000058	HVAC-CC	0	01/31/2022
2007927	SFD-CO	0	06/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1339/0552	12/07/2023	QC	U	I	11	100
GRANTOR: BALKMAN JACQUELINE A						
GRANTEE: JENKINS ASHLEY NICO						
1160/0239	3/02/2017	QC	U	I	30	100
GRANTOR: BALKMAN MATTHEW & JOS						
GRANTEE: BALKMAN JACQUELINE						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2007] W5 PTO=[YR=2007] N8 W10 S8 E10\$ W31 S40													
FGR=[YR=2007] S20 E19 N20 W19\$ E19 S7 FOP=[YR=2007] S9 E8													
N5 W3 N4 W5\$ E5 S4 E12 N51\$.													

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							