

OLD ARRAN TRACE LOT 22
 OR 274 P 266 OR 285 P 670
 OR 333 P 241 OR 418 P 8

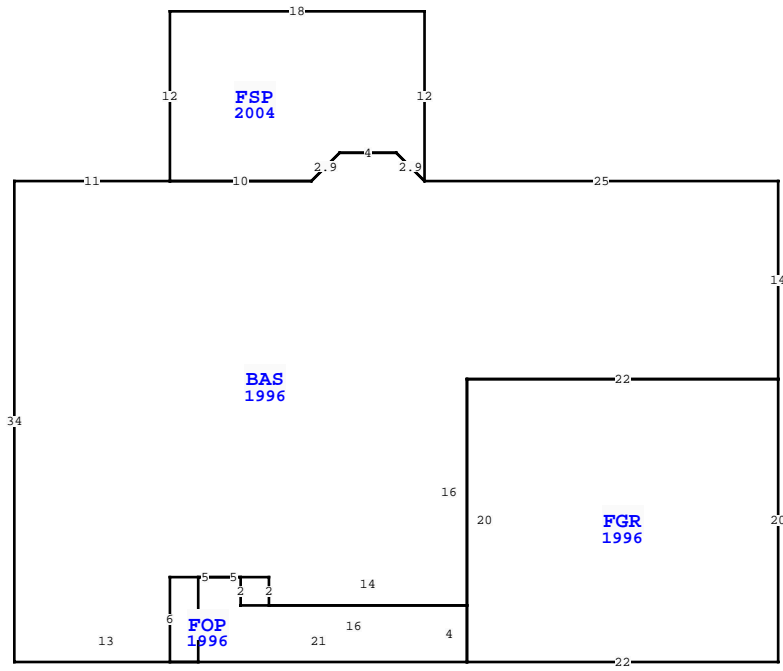
TRESNER RUTH Z REVOCABLE TRUST/TRESNER RUTH Z TRUS
 90 SHADOW OAK CIRCLE
 CRAWFORDVILLE, FL 32327

2024

00-00-076-183-10244-022

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 70
Interior Floo	11	CLAY TILE 30
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	5	MKT AREA 10
NEIGHBORHOOD/LOC	183.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,322	100
FGR	440	50
FOP	94	30
FSP	204	55
TOTALS	2,060	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,682	121.0000	114.95	193,346	1996	1996		0	0	27.00	73.00		
1 SINGLE FAM 100% - 2021 Heated Area: 1322 HX Base Yr 2021														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			141,143
TOTAL MARKET OB/XF VALUE			4,659
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			185,802
SOH/AGL Deduction			67,180
ASSESSED VALUE			118,622
TOTAL EXEMPTION VALUE	HX HB WX SX		105,000
BASE TAXABLE VALUE			13,622
TOTAL JUST VALUE			185,802
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			187,775
ADD HX & PORT FOR 2021-TRESNER			
CHG DIM XFOB LN 1, CHG RCVR			
5 YR PRCL CH, PU XFOB LN 4, DEL XFOB LN 5&6,			
COA PER FORM 3547			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000915	RE-ROOF-CO	0	10/02/2015
21349	N/A	0	09/03/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0074	2/24/2020	WD Q	Q	I	01	179,000
GRANTOR: DAVIS CLINTON D						
GRANTEE: TRESNER RUTH Z TRUS						
1055/0343	11/29/2017	WD Q	Q	I	01	163,000
GRANTOR: PARKER BRIAN JR & MOR						
GRANTEE: DAVIS CLINTON D						

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	1,233.00	UT	6.00	6.00	100	1996	1996	3	20	1,480	
2	0211	CONCRETE W	0	100	61	183.00	SF	6.00	6.00	100	1996	1996	3	20	220	
3	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	1996	1996	3	53	1,007	
4	0955	PRIVACY FE	0	100	0	137.00	LF	15.00	15.00	100	2018	2018	3	95	1,952	
90 SHADOW OAK CIR, CRAWFORDVILLE																
										BLD DATE	12/05/2019	FRAK	LGL DATE			
										XF DATE	12/05/2019	FRAK	LAND DATE	02/15/2012	JBBH	
										INC DATE			AG DATE			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1996] W25 L2 U2 W4 L2 D2 W10 FSP=[YR=2004] E10 R2 U2 E4 R2 D2 N12 W18 S12\$ W11 S34 E13 N6 E5 S2 E14 N16 E22 FGR=[YR=1996] W22 S20 FOP=[YR=1996] N4 W16 N2 W5 S6 E21\$ E22 N20\$ N14\$.			

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							