OLD COURTHOUSE SQUARE LOT 4
OR 426 P 62 OR 462 P 212
OR 541 P 111 OR 550 P 51

OSTOJICH JOSHUA
5A OLD COURTHOUSE WAY
CRAWFORDVILLE, FL 32327

**2024**

**00-00-077-280-10378-A04**

## 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 | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Story Height | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | AVERAGE |
| DOR CODE | 0401 | TOWNHOUSE |

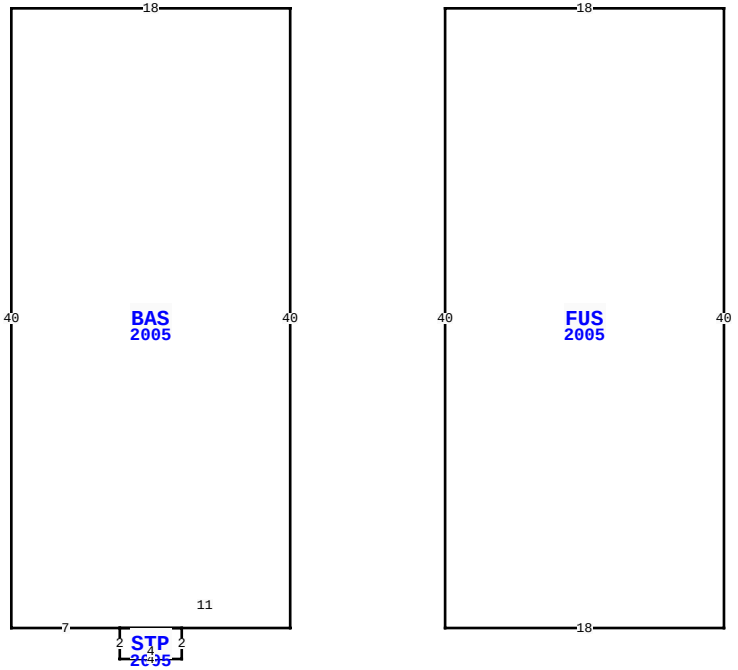
MAP NUM: 5 MKT AREA: 10
NEIGHBORHOOD/LOC: 280.00 0.80/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | 2005 | 720 | 46,993 |
| FUS | 720 | 100 | 2005 | 720 | 46,993 |
| STP | 8 | 10 | 2005 | 1 | 65 |
| TOTALS | 1,448 | | | 1,441 | 94,051 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0120 | 01 | 1,441 | 122.5000 | 88.20 | 127,096 | 2005 | 2005 | 0 | 0 | 0 | 26.00 | 74.00 |

1 TWNHSE 100% - 2016 Heated Area: 1440 HX Base Yr 2016




| | | | |
|---|---|---|---|
| BLD DATE | 03/23/2017 | MMSR | LGL DATE |
| XF DATE | 03/13/2012 | KLMM | LAND DATE 03/23/2017 MMSR |
| INC DATE | | | AG DATE |

5 A OLD COURTHOUSE WAY, CRAWFORDVILLE

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 94,051 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 30,000 |
| TOTAL MARKET VALUE | | 124,051 |
| SOH/AGL Deduction | | 57,103 |
| ASSESSED VALUE | | 66,948 |
| TOTAL EXEMPTION VALUE | HX HB | 41,948 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 124,051 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 126,592 |

5 YR PRCL CH, N/C
5 YR PRCL CH, N/C
ADD HX FOR 2016
CHG ADDRESS PER WAKULLA TRIM NCOA REPORT

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2005759 | TN HSE | 0 | 06/02/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0974/0080 | 3/24/2015 | WD | Q | I | 01 | 70,000 |
| GRANTOR: D & R HANSELMAN INVES | | | | | | |
| GRANTEE: OSTOJICH JOSHUA | | | | | | |
| 0847/0381 | 3/01/2011 | QC | U | I | 11 | 100 |
| GRANTOR: BRACKENCHASE BUILDERS | | | | | | |
| GRANTEE: D & R HANSELMAN INV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W18 S40 E7 STP=[YR=2005] S2 E4 N2 W4$ E11 N40$
PTR=E10 FUS=[YR=2005] S40 E18 N40 W18$ W10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000810 | C | TOWNHOUSE1 | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |

REVIEW DATE 05/19/2022 BY FRAK Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 04/01/2026 BY SYS