

SHELL POINT BEACH UNIT 4
 BLOCK B LOT 6
 OR 81 P 510 OR 87 P 175

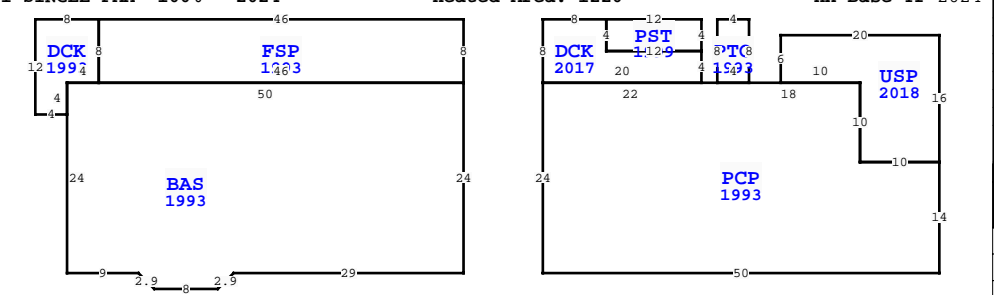
FRITSCHER ERIC W/FRITSCHER DONNA D
 24 SANDPIPER LN
 CRAWFORDVILLE, FL 32327

2024

00-00-121-106-12082-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	04	PILE WOOD 100	
Frame	30	WOOD FRAME 100	
Exterior Wall	02	VINYL 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 50	
Interior Wall	05	DRYWALL 50	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Heating Type	13	HEAT PUMP 100	
Air Condition	13	HEAT PUMP 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	1,648	123.0000	207.99	342,768	1981	1985		0	0	38.00	62.00



WAKULLA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		212,516
TOTAL MARKET OB/XF VALUE		12,829
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		325,345
SOH/AGL Deduction		51,493
ASSESSED VALUE		273,852
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,852
TOTAL JUST VALUE		325,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,760

APPLIED 2024 HX WITHOUT PORT AS PORT APP WAS NOT C
 2023 TRIM RTND, COA
 XFOB LN 2-7, DEL XFOB LN 9
 USP, PST, DCK IN CORR TRAV, CORR TRAV, PU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000670	VINYL	0	07/21/2015
15000669	WINDOWS/DOORS	0	07/21/2015
2012697	REROOF	0	10/15/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/0215	4/29/2019	WD Q	Q	I	01	247,000

GRANTOR: PARSONS JOHN E & ANGE
 GRANTEE: FRITSCHER ERIC W & D
 1098/0614 1/24/2019 WD U I 30 100
 GRANTOR: PARSONS JOHN E
 GRANTEE: PARSONS JOHN E & AN

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 AVERAGE	0100 SINGLE FAMILY	4 MKT AREA 06	155.40 1.78/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100	1993	1,220	157,324
DCK	80	10	1993	8	1,032
DCK	112	10	2017	11	1,419
FSP	368	55	1993	202	26,049
PCP	1,100	10	1993	110	14,185
PST	48	15	1999	7	903
PTO	32	5	1993	2	258
USP	220	40	2018	88	11,348
TOTALS	3,180			1,648	212,516

24 SANDPIPER LN, CRAWFORDVILLE

BLD DATE	XF DATE	INC DATE	MMSR	LGL DATE	LAND DATE	AG DATE
05/16/2019	05/16/2019			05/16/2019		

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	0820	SEAWALL, WO	0	100	0	0	60.00	LF	34.00	34.00	100	2004	2004	3	23	469	
2	0375	WOOD WALK	0	100	12	3	36.00	SF	15.00	15.00	100	2012	2012	3	52	281	
3	0375	WOOD WALK	0	100	12	4	48.00	SF	15.00	15.00	100	2012	2012	3	52	374	
4	0131	FIRE PLACE	0	100	0	0	1.00	UT	700.00	700.00	100	2016	2016	3	86	602	
5	0371	FLOATING D	0	100	16	12	192.00	SF	20.00	20.00	100	2019	2019	3	85	3,264	
6	0007	ELECTRIC L	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2019	2019	3	85	6,375	
7	0955	PRIVACY FE	0	100	0	0	96.00	LF	15.00	15.00	100	2019	2019	3	96	1,382	
8	0955	PRIVACY FE	0	100	0	0	6.00	LF	15.00	15.00	100	2017	2017	3	91	82	

BUILDING NOTES

BUILDING DIMENSIONS											
FSP=[YR=1993] W46 S8 E46 BAS=[YR=1993] W50 DCK=[YR=1993] E4 N8 W8 S12 E4 N4\$ S24 E9 R2 D2 E8 R2 U2 E29 PTR=E10 PCP=[YR=1993] E50 N14 USP=[YR=2018] N16 W20 S6 E10 S10 E10 \$ W10 N10 W18 PTO=[YR=1993] E4 N8 W4 S8\$ W22 DCK=[YR=2017] E20 N4 W12 N4 PST=[YR=1999] S4 E12 N4 W12\$ W8 S8\$ S24\$ W10\$ N24\$ N8\$.											

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	000131	C	SFR CANAL	100			60.00	105.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							