

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		
ELEMENT	CD	CONSTRUCTION
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

1 SINGLE FAM 100% - 2024 Heated Area: 1220 HX Base Yr 2024

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
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		0	
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			

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

EXTRA FEATURES		24 SANDPIPER LN, CRAWFORDVILLE																	
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	

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	I	30	100
GRANTOR: PARSONS JOHN E						
GRANTEE: PARSONS JOHN E & AN						

TOTAL OB/XF																
12,829																
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
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

BUILDING NOTES																
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																								
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							