FIDDLER'S COVE SUB PHASE 1&2
COMMON AREA
OR 402 P 542 OR 415 P 848-856

FIDDLER'S COVE HOMEOWNERS ASSOCIATION INC
P O BOX 1600
CRAWFORDVILLE, FL 32326

2024

00-00-121-274-11968-C01

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0900	RES COMMON ELMTS	
MAP NUM	4	MKT AREA	06
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

FIDDLERS TRCE, CRAWFORDVILLE

BLD DATE	01/28/2015 MMSR	LGL DATE	08/24/2021 MMMM
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	0
SOH/AGL Deduction	0
ASSESSED VALUE	0
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	0
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

COR PRCL USE TO 0900 RES COM ELMENTS

5YR PRCL CH, N/C

CORR DIMENS XFOB LN 2-4, PU XFOB LN 5-11

5 YR PRCL CH, CORR CODE & DIMENS XFOB LN 1,

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31429	POWER POLE	0	03/01/2004
30908	DOCK	0	10/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0951/0472	8/26/2014	QC	U	V	11	100
GRANTOR: GULF VIEW SHORES, LLC						
GRANTEE: FIDDLER'S COVE OF W						
0594/0648	5/09/2005	QC	Q	V	01	100
GRANTOR: FIDDLER'S COVE HOMEOW						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0371	FLOATING D	0	0	390	6	2,340.00	SF	20.00	20.00	100	2003	2003	3	21	9,828	
2	0375	WOOD WALK	0	0	442	6	2,652.00	SF	15.00	15.00	100	2003	2003	3	21	8,354	
3	0371	FLOATING D	0	0	337	6	2,022.00	SF	20.00	20.00	100	2006	2006	3	27	10,919	
4	0375	WOOD WALK	0	0	395	6	2,370.00	SF	15.00	15.00	100	2004	2004	3	23	8,177	
5	0371	FLOATING D	0	0	16	5	80.00	SF	20.00	20.00	100	2003	2003	3	21	336	
6	0371	FLOATING D	0	0	16	4	64.00	SF	20.00	20.00	100	2003	2003	3	21	269	
7	0335	ALUMINUM W	0	0	15	3	45.00	SF	17.00	17.00	100	2003	2003	3	21	161	
8	0375	WOOD WALK	0	0	30	3	90.00	SF	15.00	15.00	100	2003	2003	3	21	284	
9	0335	ALUMINUM W	0	0	17	3	51.00	SF	17.00	17.00	100	2013	2013	3	57	494	
10	0335	ALUMINUM W	0	0	17	3	51.00	SF	17.00	17.00	100	2013	2013	3	57	494	

LAND DESCRIPTION

TOTAL OB/XF 39,316

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	009901	C	COMMON AREA	0			0.00	0.00	2.83	AC		1.00	1.00	1.00	0.00	0.00	0							
2	009901	C	COMMON AREA	0			0.00	0.00	4.98	AC		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 08/24/2021 BY MMMM Total Acres: 7.81 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 06/17/2026 BY SYS

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FIDDLERS TRCE, CRAWFORDVILLE

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TOTAL JUST VALUE	0
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

5 YR PRCL CH, N/C

ADD LEGL

LAND VAL CHG

HOA COMMON AREA REVAL JB

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0060	DECK WOOD	0	0	8	8	64.00	SF	5.00	5.00	100	2014	2014	3	79	253	

LAND DESCRIPTION

TOTAL OB/XF 253

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

REVIEW DATE 08/24/2021 BY MMMM Total Acres: 7.81 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 06/17/2026 BY SYS