

EDGEWOOD LOT 8
OR 137 P 565 & OR 169 P 960
OR 482 P 421 OR 674 P 345

FRENCH BRYCE W/DOBOSENSKI KRISTINE ETAL
77 EDGEWOOD DR
CRAWFORDVILLE, FL 32327

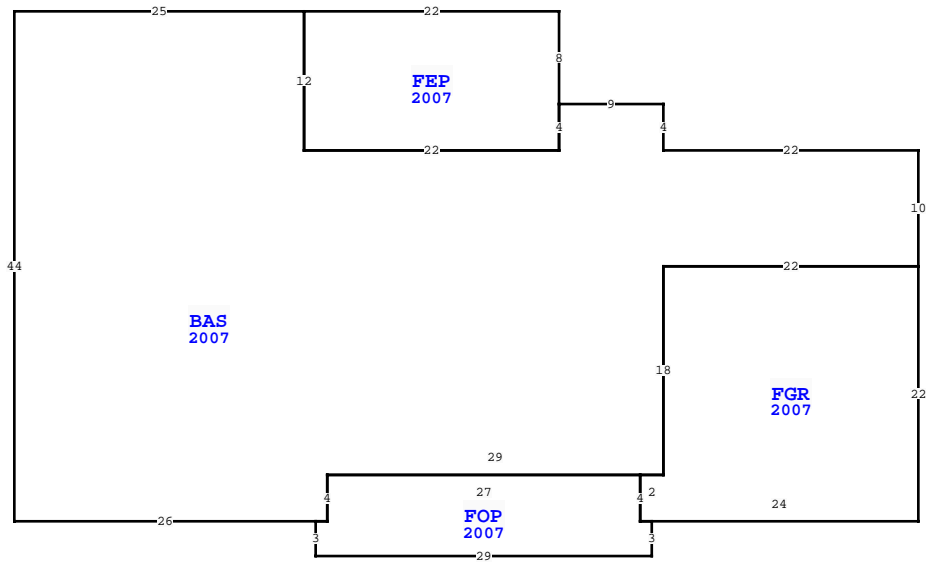
2024

06-3S-01W-243-04301-008



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 80				
05	HARDIE BRD 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2.5	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
243.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2007	2,232	219,248
FEP	264	80	2007	211	20,726
FGR	492	50	2007	246	24,164
FOP	195	30	2007	58	5,698
TOTALS	3,183			2,747	269,837

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,747	123.1000	116.94	321,234	2007	2007	0	0	16.00	84.00
1 SINGLE FAM 100% - 2007 Heated Area: 2443 HX Base Yr 2007											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		269,837	
TOTAL MARKET OB/XF VALUE		3,105	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		297,942	
SOH/AGL Deduction		78,893	
ASSESSED VALUE		219,049	
TOTAL EXEMPTION VALUE		HX HB HX 50,000	
BASE TAXABLE VALUE		169,049	
TOTAL JUST VALUE		297,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,298	
2023 R230061 REINSTATE HX			
5 YR PRCL CK, CHG FSP2007 TO FEP2007			
LN 5			
5 YR PRCL CH, PU FNDN & FRME, CHG CODE XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007569	SFD-CO	0	04/20/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1259/0058	3/29/2022	QC	U	I	11	100
GRANTOR: VEDO VICTOR						
GRANTEE: FRENCH BRYCE D & DO						
0674/0345	9/05/2006	WD	Q	I		217,000
GRANTOR: SALTER HOMER & REBECC						
GRANTEE: VEDO VICTOR & CYNTH						

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	10	125		1,250.00	SF	6.00	100	1992	1992	3	20	1,500
2	0130	FIRE PLACE	0	100	0	0		1.00	UT	1,300.00	100	2007	2007	3	68	884
3	0625	PORT WD UT	0	100	10	12		120.00	SF	6.00	100	1993	1993	3	20	144
4	0211	CONCRETE W	0	100	64	4		256.00	SF	6.00	100	1993	1993	3	20	307
5	0055	PORTABLE C	0	100	20	18		360.00	SF	3.00	100	1993	1993	3	20	216
6	0211	CONCRETE W	0	100	5	6		30.00	SF	6.00	100	2007	2007	3	30	54

TOTAL OB/XF									
3,105									
BLD DATE	04/12/2018	RTSS	LGL DATE						
XF DATE	04/12/2018	RTSS	LAND DATE	01/25/2020					
INC DATE			AG DATE	JBBH					

BUILDING NOTES									
BAS=[YR=2007] W22 N4 W9 FEP=[YR=2007] N8 W22 S12 E22 N4\$ S4 W22 N12 W25 S44 E26 FOP=[YR=2007] S3 E29 N3 W1 N4 W27 S4 W1\$ E1 N4 E29 N18 FGR=[YR=2007] S18 W2 S4 E24 N22 W22 \$ E22 N10\$.									

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE																								
04/12/2018																								
BY																								
RTSS																								
Total Acres: 0.00																								
Total Land Value: 25,000																								
Market: 0																								
Agricultural: 0																								
Common: 25,000																								
PRINTED 05/13/2026 BY SYS																								