TRACT A 5 ACRES ON THE EAST
END OF OLD RE WHALEY'S 25 ACRE
TRACT MORE OR LESS. P-14-1-M

ROSSETTI MICHAEL
121 EDDINS LN
CRAWFORDVILLE, FL 32327

2024

14-4S-02W-000-01982-001

BUILDING CHARACTERISTICS

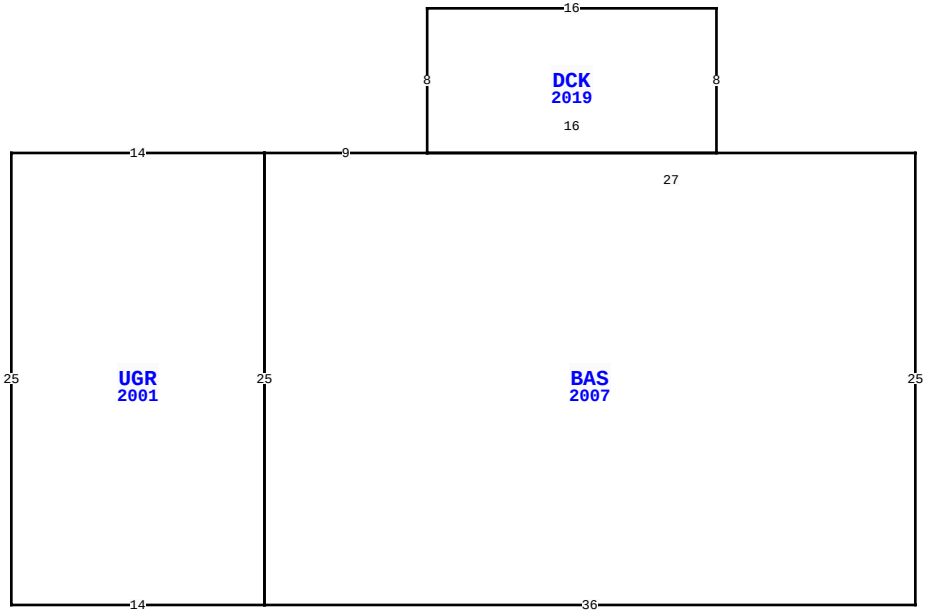
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 50
Exterior Wall	12	CEDAR/CYPR 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 08
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2007	900	81,707
DCK	128	10	2019	13	1,180
UGR	350	40	2001	140	12,710
TOTALS	1,378			1,053	95,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,053	103.8700	98.68	103,910	2001	2015	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2019 Heated Area: 900 HX Base Yr 2019



121 EDDINS LN, CRAWFORDVILLE

BLD DATE	07/09/2020	MMJT	LGL DATE		
XF DATE	12/01/2017	MMJT	LAND DATE	07/09/2020	MMJT
INC DATE			AG DATE		

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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,597
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		133,097
SOH/AGL Deduction		10,522
ASSESSED VALUE		122,575
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,575
TOTAL JUST VALUE		133,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,133

EYB TO MAKE 95% GOOD. CHG FLOR.

5 YR PRCL CK, DEL XFOB LN 1,2. CHG TRAV. CHG

ADD HX FOR 2019-ROSETTI

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000871	SAFETY INSP	0	09/06/2016
2006349	ADD TO RESIDENTIA	0	02/24/2006
027762	APT	0	05/10/2001
027590	GARG	0	03/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/0075	4/16/2018	WD	Q	I	01	40,500
GRANTOR: TURNEY DIANE						
GRANTEE: ROSSETTI MICHAEL						
0877/0294	4/06/2012	QC	U	I	11	23,900
GRANTOR: TURNEY DIANE & ROBERT						
GRANTEE: TURNEY DIANE & ROBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W27 DCK=[YR=2019] E16 N8 W16 S8$ W9 S25
UGR=[YR=2001] N25 W14 S25 E14$ E36 N25$.

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	000100	C	SFR	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							

REVIEW DATE 07/09/2020 BY MMJT Total Acres: 5.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 04/22/2026 BY SYS