

LINZY MILL BLOCK A LOT 7
 OR 774 P 896 OR 862 P 693
 OR 962 P 290 OR 972 P 286

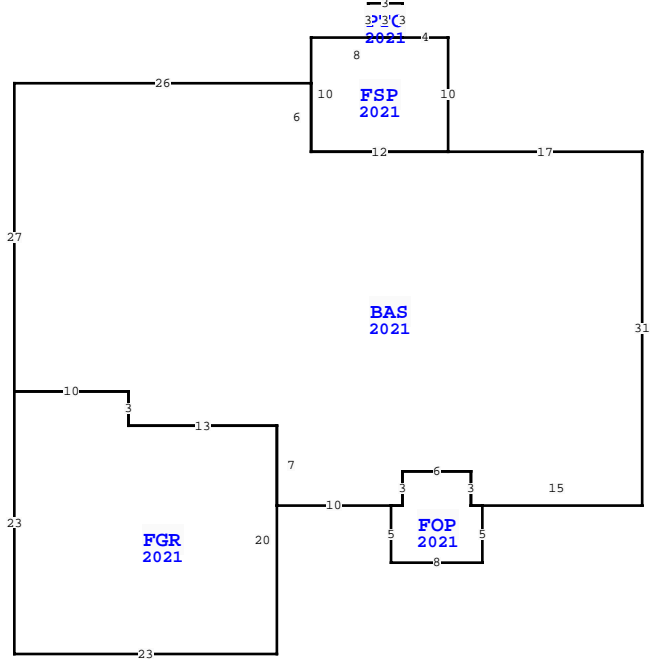
MCCLELLAN JOSHUA K/MCCLELLAN KAYLA A
 60 LINZY STORE RD
 CRAWFORDVILLE, FL 32327

2024

17-3S-01W-318-04457-A07

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms			3 100
Bathrooms			2 100
Story Height			0 100
Stories	1.		1. 100
Units			0 100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	318.00	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,652	100	2021
FGR	490	50	2021
FOP	58	30	2021
FSP	120	55	2021
PTO	9	5	2021
TOTALS	2,329		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2023									Heated Area: 1652 HX Base Yr 2023	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			234,206
TOTAL MARKET OB/XF VALUE			7,086
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			281,292
SOH/AGL Deduction			10,944
ASSESSED VALUE			270,348
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			220,348
TOTAL JUST VALUE			281,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,474
PU SFD; XFOB PWR 2-28-21; CO 3/19/21			
ADDRESS ADDED PER PERMIT			
5 YR PRCL CH, N/C			
PUT N IN 10% CAP FIELD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000113	SFD-CO	0	10/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/0678	3/31/2021	CR	U	I	11	100
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: MCCLELLAN JOSHUA K						
1201/0052	3/31/2021	WD	P	I	98	250,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: MCCLELLAN JOSHUA K						

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	0	0			6.00	100	2021	2021	3	93	6,506	
2	0211	CONCRETE W	0	100	26	4			6.00	100	2021	2021	3	93	580	

BUILDING NOTES			
60 LINZY STORE RD, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2021] W17 FSP=[YR=2021] N10 W4 PTO=[YR=2021] N3 W3 S3 E3\$ W8 S10 E12\$ W12 N6 W26 S27 FGR=[YR=2021] S23 E23 N20 W13 N3 W10\$ E10 S3 E13 S7 E10 FOP=[YR=2021] S5 E8 N5 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E15 N31\$.			

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							