

LINZY MILL S/D
 LOT 24 BLK B
 OR 714 P 130 OR 812 P 137

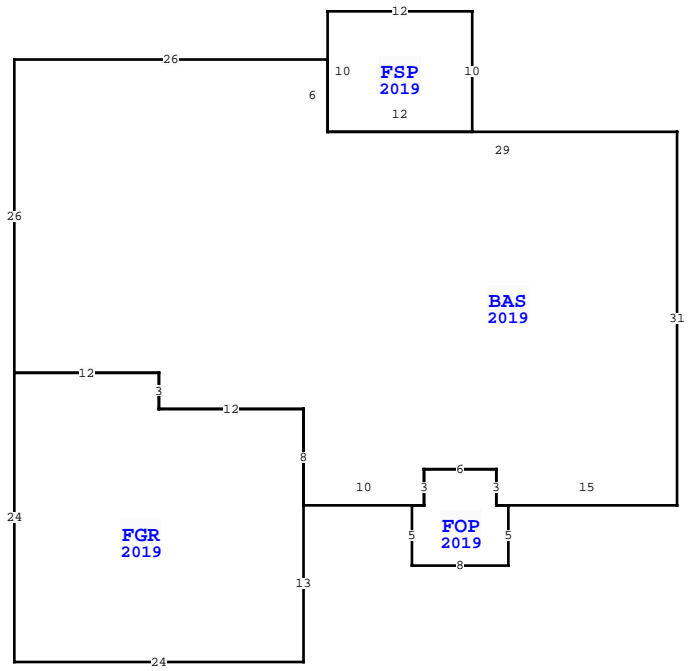
O'BRIEN DOUGLAS M
 134 AMY LN
 CRAWFORDVILLE, FL 32327

2024

17-3S-01W-318-04457-B24

BUILDING CHARACTERISTICS					
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 Floo	12	HARDWOOD 70			
Interior Floo	14	CARPET 30			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,615	100	2019	1,615	188,095
FGR	540	50	2019	270	31,446
FOP	58	30	2019	17	1,980
FSP	120	55	2019	66	7,687
TOTALS	2,333			1,968	229,208

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%	- 2022									
Heated Area: 1615						HX Base Yr 2022						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			229,208
TOTAL MARKET OB/XF VALUE			9,125
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			278,333
SOH/AGL Deduction			36,750
ASSESSED VALUE			241,583
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			191,583
TOTAL JUST VALUE			278,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,000
SURVIVING SPOUSE LIVING ON PROPERTY. 2024 HX OK			
H4 - PER DMV DOUGLAS O'BRIEN DECEASED 7/22/2023			
CC 4-2022			
00-00-034-000-06606-001 PU XFOB SOLAR PANELS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00034	SOLAR PANELS-CC	0	12/15/2021
19000022	SFD-CO	0	04/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1126/0082	9/26/2019	WD Q	Q	I	01	229,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: O'BRIEN DOUGLAS M						
1051/0537	9/27/2017	WD Q	Q	V	05	646,000
GRANTOR: LINZI MILL LOTS, LLC						
GRANTEE: PAFFORD PROPERTIES						

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	56	20			6.00	100	2019	2019	3	85	5,712	
2	0211	CONCRETE W	0	100	26	4			6.00	100	2019	2019	3	85	530	
3	0211	CONCRETE W	0	100	3	3			6.00	100	2019	2019	3	85	46	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	2,837	
5	1450	SOLAR PANE	0	100	0	0			0.00	100	2020	2020	3	89	0	
TOTALS													9,125			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2019] W29 FSP=[YR=2019] E12 N10 W12 S10\$ N6 W26 S26 E12 S3 E12 S8 FGR=[YR=2019] N8 W12 N3 W12 S24 E24 N13\$ E10 FOP=[YR=2019] W1 S5 E8 N5 W1 N3 W6 S3\$ N3 E6 S3 E15 N31\$.			

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	40,000.00	40,000.00	40,000							