

LINZY MILL S/D
 LOT 40 BLK B
 OR 824 P 599
 OR 863 P 372

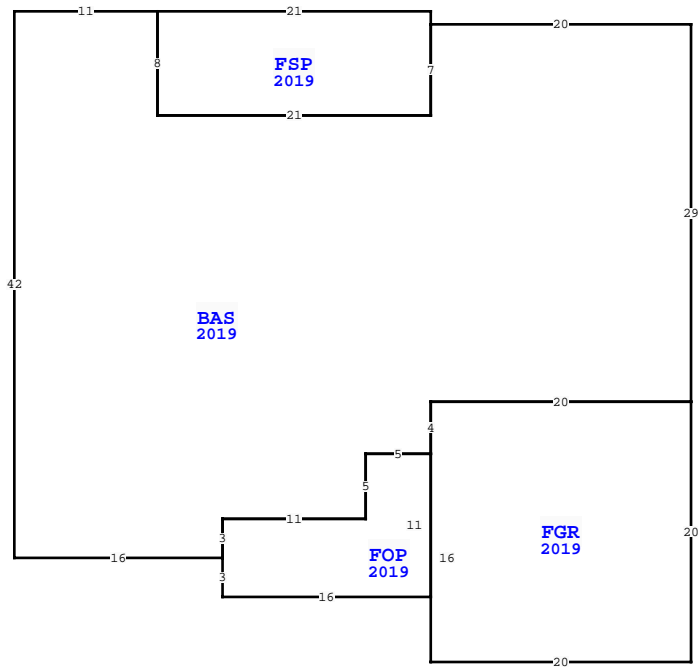
PHAN-ELMI EMMA VAN/PHAN MIKE
 40 WIGEON WAY
 CRAWFORDVILLE, FL 32327

2024

17-3S-01W-318-04457-B40

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
318.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100	2019	1,683	196,015
FGR	400	50	2019	200	23,293
FOP	121	30	2019	36	4,193
FSP	168	55	2019	92	10,715
TOTALS	2,372			2,011	234,216

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,011	116.1000	121.32	243,975	2019	2019	0	0	4.00	96.00	
1 SINGLE FAM 0% - 0 Heated Area: 1683 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		234,216	
TOTAL MARKET OB/XF VALUE		7,758	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		281,974	
SOH/AGL Deduction		2,622	
ASSESSED VALUE		279,352	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		279,352	
TOTAL JUST VALUE		281,974	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,272	
NEW CO PICKED UP			
2020 HX APPLIED - WEAVER			
5 YR PRCL CH, PU XFOB LN 3			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001290	SHED-CO	0	09/19/2019
18000061	SFD-CO	0	12/04/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/0758	10/08/2021	WD Q	Q	I	01	289,000
GRANTOR: WEAVER MICHAEL & MICH						
GRANTEE: PHAN-ELMI EMMA VAN						
1114/0192	6/07/2019	WD Q	Q	I	01	235,900
GRANTOR: PAFFORD PROPERTIES CO						
GRANTEE: WEAVER MICHAEL & MI						

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	0	59	16	944.00	SF	6.00	6.00	100	2019	2019	3	85	4,814	
2	0211	CONCRETE W	0	0	11	4	44.00	SF	6.00	6.00	100	2019	2019	3	85	224	
3	0630	METAL UTL	0	0	20	20	400.00	SF	8.00	8.00	100	2019	2019	3	85	2,720	

BUILDING NOTES			
TOTAL OB/XF 7,758			

BUILDING DIMENSIONS												
BAS=[YR=2019] W20 FSP=[YR=2019] N1 W21 S8 E21 N7\$ S7 W21 N8 W11 S42 E16 FOP=[YR=2019] S3 E16 N11 W5 S5 W11 S3\$ N3 E11 N5 E5 FGR=[YR=2019] S16 E20 N20 W20 S4\$ N4 E20 N29\$.												

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000								