

LINZY MILL S/D
 LOT 45 BLK B OR 824 P 599
 OR 863 P 372 OR 863 P 374

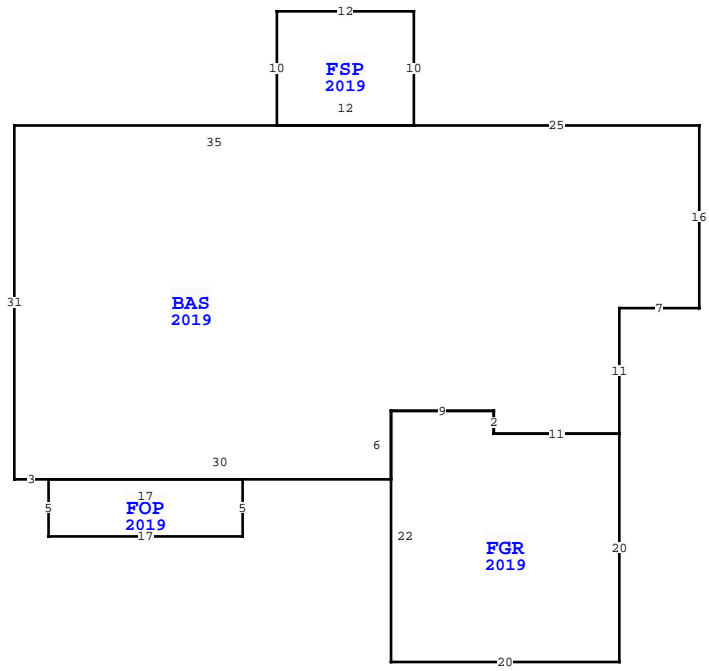
QUACHTRAN ALISHA
 154 LINZY STORE ROAD
 CRAWFORDVILLE, FL 32327

2024

17-3S-01W-318-04457-B45

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	1,657	100	2019	1,657	192,986
FGR	418	50	2019	209	24,342
FOP	85	30	2019	26	3,028
FSP	120	55	2019	66	7,687
TOTALS	2,280			1,958	228,043

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,958	116.1000	121.32	237,545	2019	2019	0	0	4.00	96.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1657 HX Base Yr 2021												



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	228,043			
TOTAL MARKET OB/XF VALUE	6,513			
TOTAL LAND VALUE - MARKET	40,000			
TOTAL MARKET VALUE	274,556			
SOH/AGL Deduction	43,433			
ASSESSED VALUE	231,123			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	181,123			
TOTAL JUST VALUE	274,556			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	256,298			
2021 HX APPLIED QUACH-TRAN				
5 YR PRCL CH, PU XFOB LN 1-3, PU NEW SFD				
5 YR PRCL CH, N/C				
5 YR PRCL CH, N/C				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19000043	SFD-CO	0	06/06/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1142/0547	2/28/2020	WD Q	I 01	234,900
GRANTOR: PAFFORD PROPERTIES &				
GRANTEE: QUACHTRAN ALISHA				
1048/0706	9/25/2017	WD Q	V 05	204,000
GRANTOR: FONVIELLE-THOMPSON LL				
GRANTEE: PAFFORD PROPERTIES				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2019] W25 FSP=[YR=2019] N10 W12 S10 E12\$ W35 S31 E3				
FOP=[YR=2019] S5 E17 N5 W17\$ E30 N6 FGR=[YR=2019] S22 E20 N20				
W11 N2 W9\$ E9 S2 E11 N11 E7 N16\$.				

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	58	20			6.00	100	2019	2019	3	85	5,916	
2	0211	CONCRETE W	0	100	27	4			6.00	100	2019	2019	3	85	551	
3	0211	CONCRETE W	0	100	3	3			6.00	100	2019	2019	3	85	46	
TOTAL OB/XF													6,513			

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								