

LINZY MILL S/D
 LOT 50 BLK B
 OR 679 P 272 OR 812 P 137

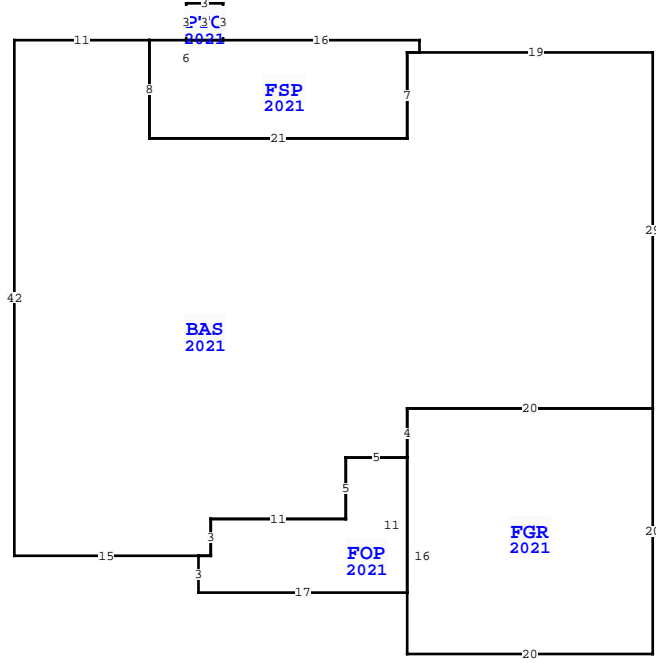
KEARNS KASSANDRA
 120 LINZY STORE RD
 CRAWFORDVILLE, FL 32327

2024

17-3S-01W-318-04457-B50

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
318.00	NEIGHBORHOOD/LOC	1.10			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100	2021	1,683	198,894
FGR	400	50	2021	200	23,636
FOP	124	30	2021	37	4,373
FSP	169	55	2021	93	10,991
PTO	9	5	2021	0	0
TOTALS	2,385			2,013	237,893

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		242,748	2021	2021	0	0	2.00	98.00	Heated Area: 1683 HX Base Yr 2022	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				237,893		
TOTAL MARKET OB/XF VALUE				5,139		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				283,032		
SOH/AGL Deduction				40,172		
ASSESSED VALUE				242,860		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				192,860		
TOTAL JUST VALUE				283,032		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				263,838		
2022 HX APP						
PU SFD; XFOB; CO 04/27/2021						
ADDRESS ADDED PER PERMIT						
5 YR PRCL CH, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20000115	SFD-CO	0	10/23/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/0886	5/21/2021	WD	Q	V	01	254,600
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: KEARNS KASSANDRA						
1051/0537	9/27/2017	WD	Q	V	05	646,000
GRANTOR: LINZI MILL LOTS, LLC						
GRANTEE: PAFFORD PROPERTIES						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021] W19 FSP=[YR=2021] N1 W16 PTO=[YR=2021] N3 W3 S3 E3\$ W6 S8 E21 N7 E1\$ W1 S7 W21 N8 W11 S42 E15 FOP=[YR=2021] S3 E17 N11 W5 S5 W11 S3 W1\$ E1 N3 E11 N5 E5 FGR=[YR=2021] S16 E20 N20 W20 S4\$ N4 E20 N29\$.						

EXTRA FEATURES														TOTAL OB/XF		5,139	
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	866.00	SF	6.00	6.00	100	2021	2021	3	93	4,832		
2	0211	CONCRETE W	0	100	11	55.00	SF	6.00	6.00	100	2021	2021	3	93	307		

LAND DESCRIPTION														TOTAL OB/XF											5,139	
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									