LINZY MILL S/D
LOT 21 BLK C
OR 631 P 57 OR 812 P 137

LUCHINI MICHAEL/LUCHINI STEPHANIE
135 LINZY STORE RD
CRAWFORDVILLE, FL 32327

2024

17-3S-01W-318-04457-C21

BUILDING CHARACTERISTICS

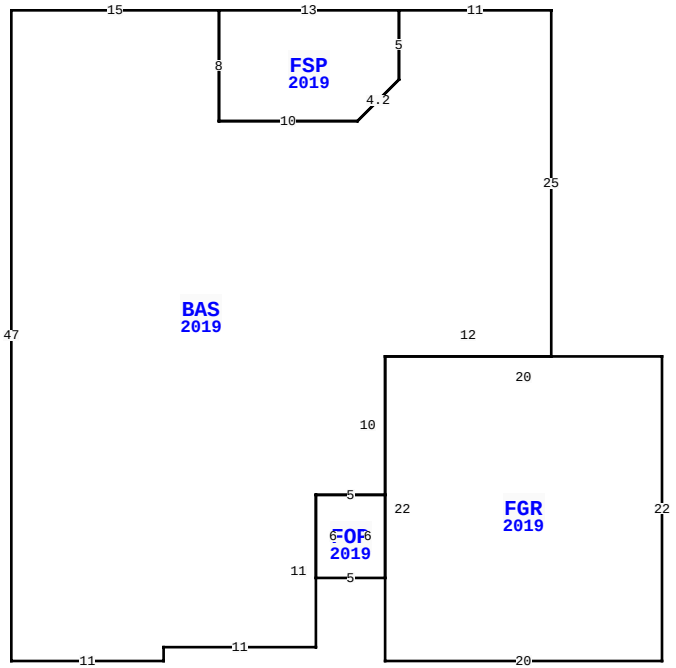
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	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	1,399	100	2019	1,399	161,259
FGR	440	50	2019	220	25,358
FOP	30	30	2019	9	1,038
FSP	100	55	2019	55	6,340
TOTALS	1,969			1,683	193,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,683	114.9000	120.07	202,078	2019	2019	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2020 Heated Area: 1399 HX Base Yr 2020



135 LINZY STORE RD, CRAWFORDVILLE

BLD DATE	12/14/2019	RTSR	LGL DATE		
XF DATE	12/14/2019	RTSR	LAND DATE	12/14/2019	RTSR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		193,995
TOTAL MARKET OB/XF VALUE		6,013
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		240,008
SOH/AGL Deduction		41,765
ASSESSED VALUE		198,243
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,243
TOTAL JUST VALUE		240,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,492

2020 HX DENIAL MAILED
THAN 10% SERVICE CONNECTED DISABILITY
DOESNT QUALIFY FOR VX, LESS
ADD HX FOR 2020-LUCHINI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000067	SFD-CO	0	08/13/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1134/0041	12/09/2019	WD	Q	I	01	208,300
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: LUCHINI MICHAEL & S						
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=2019] W11 S5 D3 L3 W10 N8 FSP=[YR=2019] S8 E10 R3 U3 N5 W13$ W15 S47 E11 N1 E11 N11 FOP=[YR=2019] S6 E5 N6 W5$ E5 N10 FGR=[YR=2019] S22 E20 N22 W20$ E12 N25$.

EXTRA FEATURES

LN	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	1,120.00	SF	6.00	6.00	100	2019	2019	3	85	5,712	
2	0211	CONCRETE W	0	100	10	5	50.00	SF	6.00	6.00	100	2019	2019	3	85	255	
3	0211	CONCRETE W	0	100	3	3	9.00	SF	6.00	6.00	100	2019	2019	3	85	46	

LAND DESCRIPTION

TOTAL OB/XF 6,013

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 12/14/2019 BY RTSR Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/22/2026 BY SYS