

LINZY MILL S/D
 LOT 26 BLK C OR 812 P 137
 OR 1051 P 537 OR 1129 P 169

FRICCHIONE COURTNIIE J
 105 LINZY STORE ROAD
 CRAWFORDVILLE, FL 32327

2024

17-3S-01W-318-04457-C26



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	1,411	100	2019	1,411	167,167
FGR	420	50	2019	210	24,879
FOP	25	30	2019	8	948
FSP	100	55	2019	55	6,516
TOTALS	1,956			1,684	199,509

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%	- 2020								
Heated Area: 1411						HX Base Yr 2020					
BLD DATE	10/16/2019	RTSR	LGL DATE	10/16/2019	RTSR						
XF DATE	10/16/2019	RTSR	LAND DATE	10/16/2019	RTSR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	199,509					
TOTAL MARKET OB/XF VALUE	6,039					
TOTAL LAND VALUE - MARKET	40,000					
TOTAL MARKET VALUE	245,548					
SOH/AGL Deduction	47,766					
ASSESSED VALUE	197,782					
TOTAL EXEMPTION VALUE	50,000			HX HB		
BASE TAXABLE VALUE	147,782					
TOTAL JUST VALUE	245,548					
NCON VALUE	0					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	229,590					
MARR CERT OR 1202 P 129 DUSTIN J KENDALL						
ADD HX FOR 2020- FRICCHIONE						
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3						
5 YR PRCL CH, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19000045	SFD-CO	0	06/06/2019			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1129/0169	10/25/2019	WD	Q	I	01	203,300
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: FICCHIONE COURTNIIE						
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 FSP=[YR=2019] E10 R3 U3 N5 W13 S8\$ N8 W15 S47 E11 N1 E11 N11 FOP=[YR=2019] S5 E5 N5 W5\$ E5 N9 E12 FGR=[YR=2019] W12 S21 E20 N21 W8\$ N26\$.						

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	11	5			6.00	100	2019	2019	3	85	281	
3	0211	CONCRETE W	0	100	3	3			6.00	100	2019	2019	3	85	46	
TOTALS															6,039	

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							