

BUCK FOREST UNIT 2  
 BLOCK C LOT 3A  
 CONTAINING 5 AC

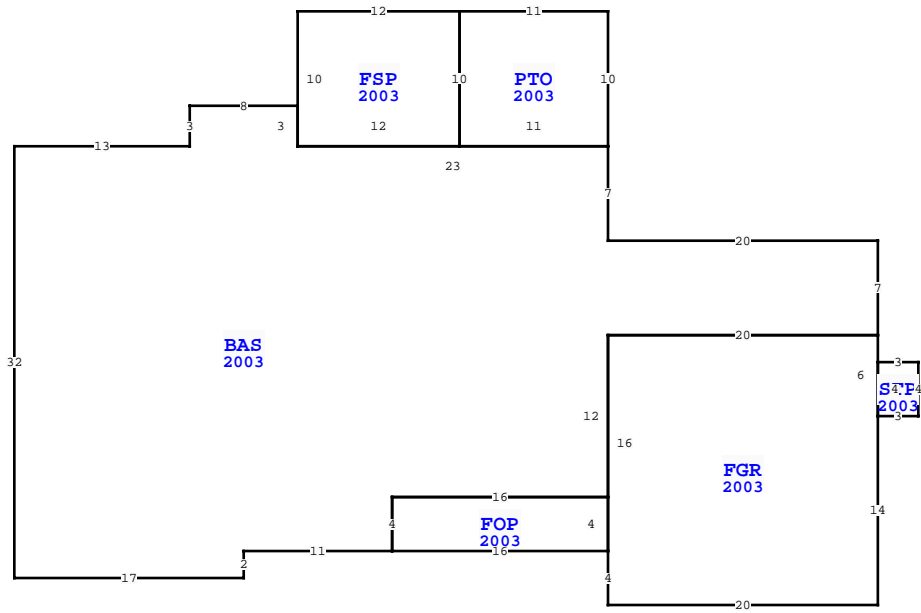
DUCASSE APRIL/DRIGGERS CHARLES DEWAYNE II  
 265 PINE LN  
 CRAWFORDVILLE, FL 32327

2024

21-3S-01E-226-05399-C3A

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	60	
Exterior Wall	19	COMMON	BRK	40	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	07	VYL	PLANK	50	
Interior Floor	14	CARPET	50		
Ceiling	04	Cathedral/Vault	70		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	09		
NEIGHBORHOOD/LOC	226.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,454	100	2003	1,454	147,413
FGR	400	50	2003	200	20,277
FOP	64	30	2003	19	1,926
FSP	120	55	2003	66	6,691
PTO	110	5	2003	6	608
STP	12	10	2003	1	101
TOTALS	2,160			1,746	177,016

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,746	116.0000	110.20	192,409	2003	2015	0	0	8.00	92.00
1 SINGLE FAM 100% - 2024 Heated Area: 1454 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				177,016		
TOTAL MARKET OB/XF VALUE				2,557		
TOTAL LAND VALUE - MARKET				50,000		
TOTAL MARKET VALUE				229,573		
SOH/AGL Deduction				24,048		
ASSESSED VALUE				205,525		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				155,525		
TOTAL JUST VALUE				229,573		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				204,814		
INCR EYB 2003-2007 RE-ROOF CC 11-2022						
INCR EYB 2007-2009 HVAC-CC 10-2022						
DC OR 1293 P 238 KATHLEEN BOCCUMINI						
5 YR PRCL CH, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22000639	RE-ROOF-CC	0	10/20/2022			
22000636	HVAC-CC	0	10/17/2022			
30437	SFD	0	06/27/2003			
OBN24-00041	FOUNDATION REPAIR					
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0660	2/23/2023	WD	Q	I	01	364,500
GRANTOR: HUTER ANN						
GRANTEE: DUCASSE APRIL & DRI						
1295/0158	12/20/2022	SA	U	I	30	100
GRANTOR: BOCCUMINI MICHAL JOSE						
GRANTEE: HUNTER ANN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2003] W20 N7 PTO=[YR=2003] N10 W11 FSP=[YR=2003] W12 S10 E12 N10\$ S10 E11\$ W23 N3 W8 S3 W13 S32 E17 N2 E11 FOP=[YR=2003] E16 FGR=[YR=2003] S4 E20 N14 STP=[YR=2003] E3 N4 W3 S4\$ N6 W20 S16\$ N4 W16 S4\$ N4 E16 N12 E20 N7\$.						

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	0	556.00	SF	6.00	6.00	100	2003	2003	3	67	2,235	
2	0211	CONCRETE W	0	100	20	80.00	SF	6.00	6.00	100	2004	2004	3	67	322	

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							