

SPRINGBROOK FARMS SUB LOT 22
 OR 472 P 835 OR 552 P 873
 OR 581 P 595 OR 926 P 169

FRENCH CHAD BARRETT/FRENCH DALE ROSSI
 73 DOGWOOD FOREST RD
 CRAWFORDVILLE, FL 32327

2024

32-2S-01E-291-04982-A22



ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2017		116.94	328,017	2005	2005	0	0	18.00	82.00

Heated Area: 2358 HX Base Yr 2017

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,195	100	2005	2,195	210,480
FEP	204	80	2006	163	15,630
FGR	460	50	2005	230	22,055
FOP	129	30	2005	39	3,740
FSP	324	55	2006	178	17,068
TOTALS	3,312			2,805	268,974

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			268,974
TOTAL MARKET OB/XF VALUE			19,889
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			306,863
SOH/AGL Deduction			60,457
ASSESSED VALUE			246,406
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			196,406
TOTAL JUST VALUE			306,863
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001001	WORKSHOP-CC	0	10/18/2021
32298	SFD	0	08/23/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0999/0207	4/29/2016	WD Q	Q	I	01	169,900

GRANTOR: MCCOMBS JASON P
 GRANTEE: FRENCH CHAD BARRETT
 0946/0537 7/01/2014 WD U I 12 220,000
 GRANTOR: FEDERAL HOME LOAN MOR
 GRANTEE: MCCOMBS JASON P

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 0	1,495.00	SF	6.00	6.00	100	2005	2005	3	24	2,153	
2	0211	CONCRETE W	0	100 0 0	192.00	SF	6.00	6.00	100	2005	2005	3	24	276	
3	0520	WORK SHOP	0	100 50 30	1,500.00	SF	12.00	12.00	100	2022	2022	3	97	17,460	

EXTRA FEATURES		73 DOGWOOD FOREST RD, CRAWFORDVILLE	
BLD DATE	06/11/2021	LRFR	LGL DATE
XF DATE	06/11/2021	LRFR	LAND DATE
INC DATE			AG DATE
		06/11/2021 LRFR	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2006] W27 FEP=[YR=2006] W17 S12 E17 N12\$ S12 E27 BAS=[YR=2005] W44 N12 W18 S49 E13 FOP=[YR=2005] W1 S6 E19 N6 W13 N3 W5 S3\$ N3 E5 S3 E24 N15 E20 FGR=[YR=2005] W20 S23 E20 N23\$ N22\$ N12\$.	

LAND DESCRIPTION		TOTAL OB/XF 19,889																						
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			225.00	362.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							