

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
Quality	03		AVERAGE
DOR CODE	0100		SINGLE FAMILY
MAP NUM	1		MKT AREA 09
NEIGHBORHOOD/LOC	000		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,195	100	2005
FEP	204	80	2006
FGR	460	50	2005
FOP	129	30	2005
FSP	324	55	2006
TOTALS	3,312		

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%	- 2017								
Heated Area: 2358						HX Base Yr 2017					
BLD DATE	06/11/2021	LRFR	LGL DATE	06/11/2021	LRFR						
XF DATE	06/11/2021	LRFR	LAND DATE	06/11/2021	LRFR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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
JS PRMT CK, PU XFOB. CC 12/2022			
5 YR PRCL CH N/C-LR			
SOH PORTED TO LEON FOR 2017 FOR MCCOMBS,J			
ADD HX FOR 2017			
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	U	I	12	220,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MCCOMBS JASON P						

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 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	
TOTALS															

73 DOGWOOD FOREST RD, CRAWFORDVILLE

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									
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							