

AUDUBON FOREST LOT 5
 OR 290 P 887 OR 422 P 520
 OR 440 P 153 OR 597 P 489

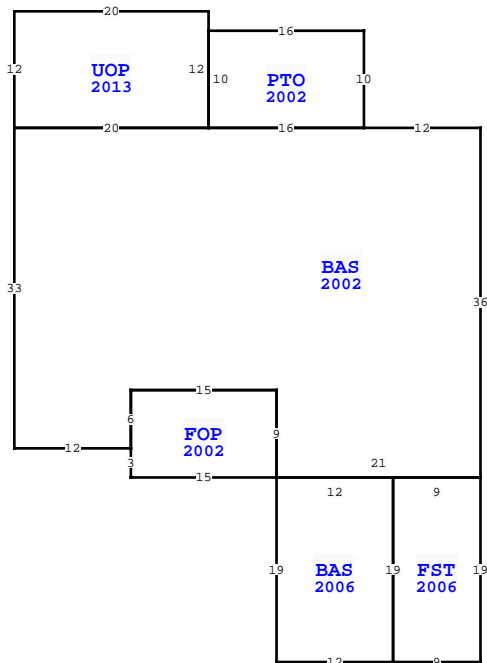
PANZARINO BRANDI MARSH/PANZARINO FRANCIS J JR.
 55 DUNCAN DRIVE
 CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-005


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	19	COMMON	BRK	10	
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	5	MKT AREA	10		
NEIGHBORHOOD/LOC	182.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,557	100	2002	1,557	155,162
BAS	228	100	2006	228	22,721
FOP	135	30	2002	40	3,986
FST	171	55	2006	94	9,368
PTO	160	5	2002	8	797
UOP	240	20	2013	48	4,783
TOTALS	2,491			1,975	196,818

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%	- 2003								
				Heated Area: 1785			HX Base Yr 2003				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			196,818
TOTAL MARKET OB/XF VALUE			20,020
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			261,838
SOH/AGL Deduction			93,615
ASSESSED VALUE			168,223
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			118,223
TOTAL JUST VALUE			261,838
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,719
2023 CERT OF CORR SOH			
ERROR SINCE 2021 UNDER ASSESSED			
MM 5YR CK CORRECT UOP TO BASE DCK TO UOP			
INCR EYB 2001-2005 RE-ROOF OB22-63			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000063	RE-ROOF-CC	0	01/31/2022
20071049	POOL-EXPIRED	0	07/24/2007
028212	SFD	0	09/18/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0629/0175	11/23/2005	WD	Q	I	01	100
GRANTOR: PANZARINO F/K/A BRAND						
GRANTEE: PANZARINO F/K/A BRAND						
0597/0489	6/02/2005	WD	Q	I	01	100
GRANTOR: JONES G						
GRANTEE: JONES B						

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	0955	PRIVACY FE	0	100	0	0			198.00	LF	16.50	2002	2002	3	0	0
2	0140	FIRE PLACE	0	100	0	0			1.00	UT	2,090.00	2002	2002	3	59	1,233
3	0210	CONCRETE D	0	100	98	12			1,176.00	SF	6.60	2002	2002	3	20	1,552
4	0211	CONCRETE W	0	100	59	3			177.00	SF	6.60	2002	2002	3	20	234
5	0955	PRIVACY FE	0	100	0	0			184.00	LF	16.50	2007	2007	3	40	1,214
6	0220	POOL VINYL	0	100	32	16			512.00	SF	66.00	2007	2007	3	40	13,517
7	0211	CONCRETE W	0	100	0	0			944.00	SF	6.60	2007	2007	3	30	1,869
8	0700	PORT BLDG	0	100	10	8			80.00	SF	8.80	2000	2000	3	57	401

TOTAL OB/XF										20,020														
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	45,000.00	45,000.00	45,000							

BUILDING NOTES									
55 DUNCAN DR, CRAWFORDVILLE									
BLD DATE 08/13/2018 MMJT LGL DATE 08/13/2018 MMJT									
XF DATE 08/13/2018 MMJT LAND DATE 08/13/2018 MMJT									
INC DATE AG DATE									

BUILDING DIMENSIONS									
BAS=[YR=2002] W12 PTO=[YR=2002] N10 W16 S10 E16\$ W16									
UOP=[YR=2013] N12 W20 S12 E20\$ W20 S33 E12 FOP=[YR=2002] S3									
E15 N9 W15 S6\$ N6 E15 S9 BAS=[YR=2006] S19 E12 FST=[YR=2006]									
B9 N19 W9 S19\$ N19 W12\$ E21 N36\$.									