WAKULLA GARDENS UNIT 5
BLOCK 50 LOTS 61 & 62
OR 32 P 163 & OR 73 P 713

PATEL CHANDRAKANT GOPALBHAI/PATEL CHANDRAKANT GOPA
28 W F MAGERS RD
CRAWFORDVILLE, FL 32327

2024

00-00-034-012-09605-000

BUILDING CHARACTERISTICS

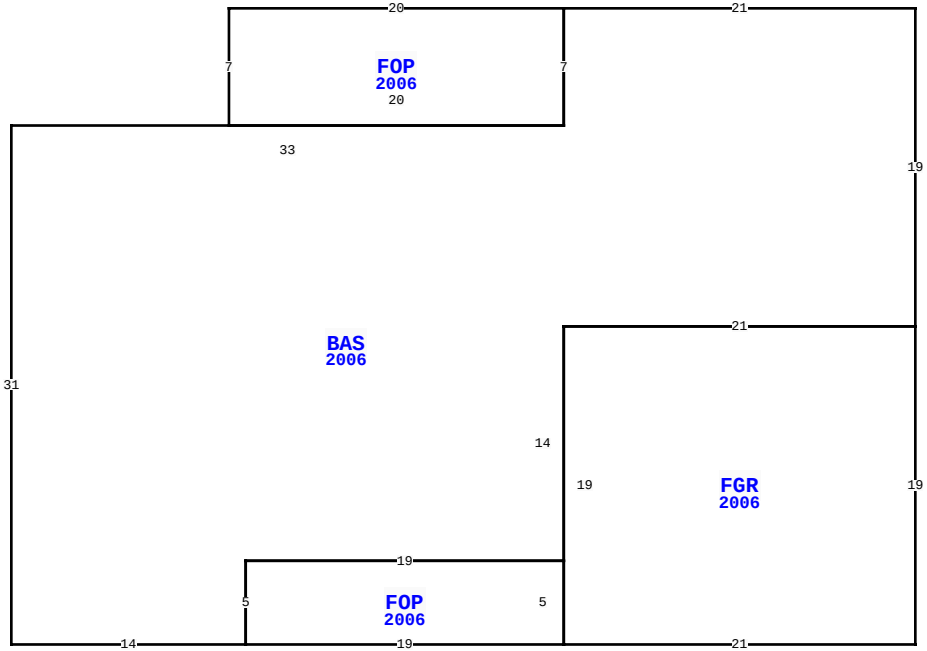
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 10
NEIGHBORHOOD/LOC	12.00	1.20/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	2006	1,327	129,106
FGR	399	50	2006	200	19,458
FOP	95	30	2006	28	2,724
FOP	140	30	2006	42	4,086
TOTALS	1,961			1,597	155,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,597	98.1000	111.83	178,593	2006	2010	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2020 Heated Area: 1327 HX Base Yr 2020



28 W F MAGERS RD, CRAWFORDVILLE

BLD DATE	09/30/2019	RTLC	LGL DATE		
XF DATE	09/30/2019	RTLC	LAND DATE	03/09/2008	JBHC
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,376
TOTAL MARKET OB/XF VALUE		1,973
TOTAL LAND VALUE - MARKET		27,200
TOTAL MARKET VALUE		184,549
SOH/AGL Deduction		44,446
ASSESSED VALUE		140,103
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,103
TOTAL JUST VALUE		184,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,061

INCR EYB 2006-2010 RE-ROOF OB23-398 CC 9/8/2023
CORR R200084 LATE FILE HX APPLIED
2020 HX APPLIED LATE PATEL
MAILED LETTER REQUESTING INFO FOR HX APP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000398	RE-ROOF - CC	0	08/25/2023
2005943	SFD/CO	0	07/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1122/0385	8/26/2019	WD	Q	I	01	149,900
GRANTOR: FULLY FURNISHED INC						
GRANTEE: PATEL CHANDRAKANT G						
1116/0747	6/21/2019	WD	U	I	12	105,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: FULLY FURNISHED INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] W20 S7 E20 N7$ S7 W33 S31 E14 FOP=[YR=2006] E19 FGR=[YR=2006] E21 N19 W21 S19$ N5 W19 S5$ N5 E19 N14 E21 N19$.

EXTRA FEATURES

LN	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	25	16	400.00	SF	6.00	6.00	100	2006	2006	3	27	648	
2	0211	CONCRETE W	0	100	30	3	90.00	SF	6.00	6.00	100	2006	2006	3	27	146	
3	0955	PRIVACY FE	0	100	0	0	262.00	LF	15.00	15.00	100	2006	2006	3	30	1,179	

LAND DESCRIPTION

TOTAL OB/XF 1,973

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			50.00	100.00	2.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	27,200							

REVIEW DATE 09/30/2019 BY RTLC Total Acres: 0.11 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 04/29/2026 BY SYS