WAKULLA GARDENS UNIT 5
BLOCK 51 LOTS 10 & 11
OR 23 P 493 OR 846 P 682

CRAIG NATHAN DANIEL/CRAIG TIMEEKA DIANA
39 W F MAGERS RD
CRAWFORDVILLE, FL 32327

2024

00-00-034-012-09608-000

BUILDING CHARACTERISTICS

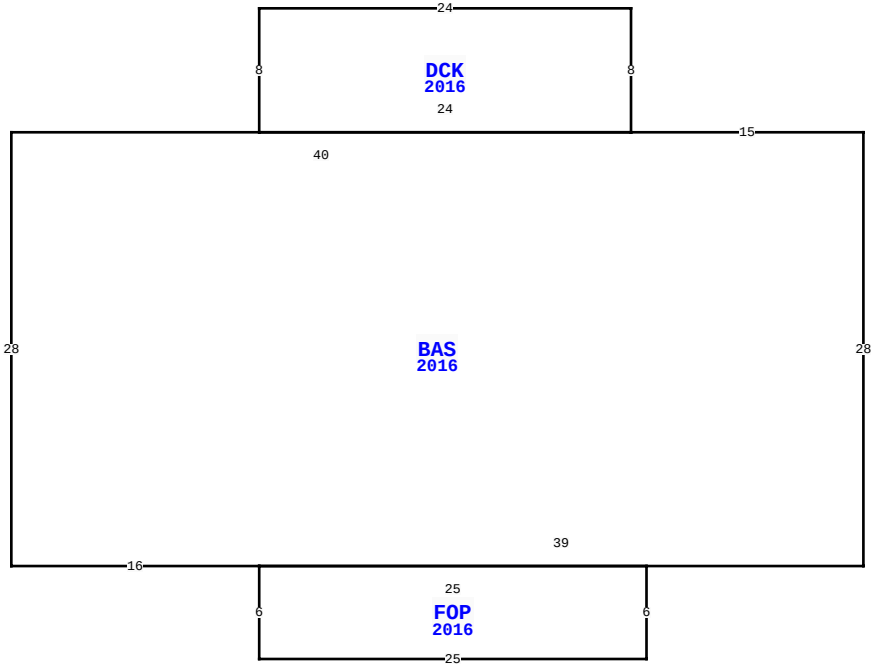
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
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	1,540	100	2016	1,540	160,908
DCK	192	10	2016	19	1,986
FOP	150	30	2016	45	4,702
TOTALS	1,882			1,604	167,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,604	98.5500	112.35	180,209	2016	2016	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2020 Heated Area: 1540 HX Base Yr 2020



39 W F MAGERS RD, CRAWFORDVILLE

BLD DATE	09/26/2019	RTJT	LGL DATE		
XF DATE	09/26/2019	RTJT	LAND DATE	03/09/2008	JBHC
INC DATE			AG DATE		

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	20	31	620.00	SF	6.00	6.00	100	2016	2016	3	72	2,678	
2	0211	CONCRETE W	0	100	10	4	40.00	SF	6.00	6.00	100	2016	2016	3	72	173	
3	0211	CONCRETE W	0	100	8	6	48.00	SF	6.00	6.00	100	2016	2016	3	72	207	
4	0955	PRIVACY FE	0	100	0	0	260.00	LF	15.00	15.00	100	2016	2016	3	87	3,393	
5	0620	WOOD UTL B	0	100	6	8	48.00	SF	6.00	6.00	100	2017	2017	3	76	219	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		167,594
TOTAL MARKET OB/XF VALUE		6,670
TOTAL LAND VALUE - MARKET		27,200
TOTAL MARKET VALUE		201,464
SOH/AGL Deduction		51,708
ASSESSED VALUE		149,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,756
TOTAL JUST VALUE		201,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,283

UPDATE ADDRESS PER HX APP.
ADD HX FOR 2020- CRAIG
5 YR PRCL CK, PU XFOB LN 5
ADD HX FOR 2017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-001027	SHED	0	10/13/2022
16000328	SFD-CO	0	04/28/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1136/0312	12/27/2019	WD	Q	I	01	165,000
GRANTOR: KYLE CLINT RYAN						
GRANTEE: CRAIG NATHAN DANIEL						
1018/0585	11/30/2016	WD	Q	I	01	130,000
GRANTOR: H & H CONSTRUCTION &						
GRANTEE: KYLE CLINT RYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 DCK=[YR=2016] N8 W24 S8 E24$ W40 S28 E16
FOP=[YR=2016] S6 E25 N6 W25$ E39 N28$.

LAND DESCRIPTION

TOTAL OB/XF 6,670

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 09/26/2019 BY RTJT Total Acres: 0.11 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 04/29/2026 BY SYS