

THE PARK
OR 521 P 193
OR 912 P 37

LOT 121
OR 619 P 464
OR 1010 P 135

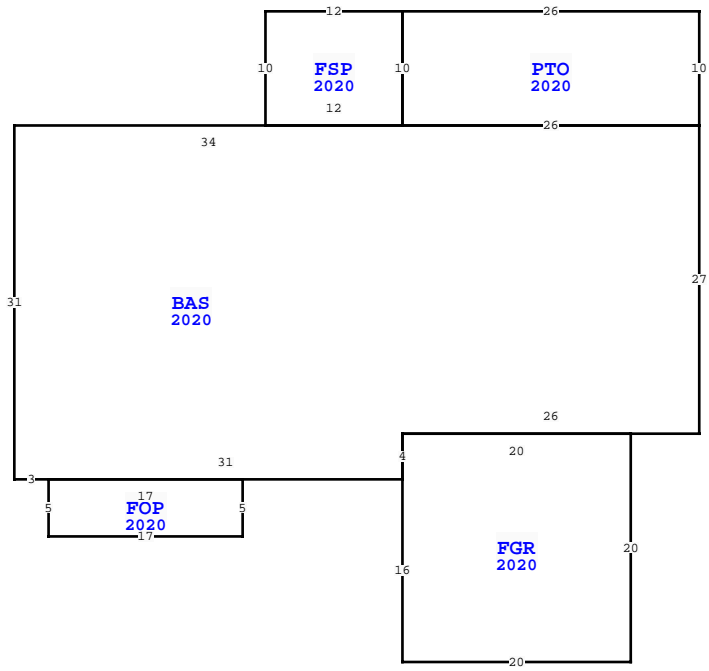
MONTAGUE JAMES/MONTAGUE TONYA
491 PARKSIDE CIRCLE
CRAWFORDVILLE, FL 32327

2024

00-00-051-311-09893-121

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		50	
Interior Floo	14	CARPET		50	
Ceiling	09	9 FT		100	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms		4		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	3	MKT AREA	01		
NEIGHBORHOOD/LOC	311.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	2020	1,756	209,679
FGR	400	50	2020	200	23,881
FOP	85	30	2020	26	3,105
FSP	120	55	2020	66	7,881
PTO	260	5	2020	13	1,552
TOTALS	2,621			2,061	246,098

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,061	117.8000	123.10	253,709	2020	2020	0	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1756 HX Base Yr 2021												



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				246,098		
TOTAL MARKET OB/XF VALUE				14,901		
TOTAL LAND VALUE - MARKET				65,000		
TOTAL MARKET VALUE				325,999		
SOH/AGL Deduction				81,973		
ASSESSED VALUE				244,026		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				194,026		
TOTAL JUST VALUE				325,999		
NCON VALUE				3,180		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				273,282		
ADDED XFOB LINE 3 SOLAR PANELS						
ADD HX FOR 2021-MONTAGUE						
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2						
5 YR PRCL CK, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN21-00026	SOLAR PANELS-CC	0	11/15/2021			
19000096	SFD-CO	0	11/19/2019			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1143/0845	3/05/2020	CR	U	I	11	100
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: MONTAGUE JAMES & TO						
1143/0115	3/05/2020	WD	Q	I	01	250,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: MONTAGUE JAMES & TO						
BUILDING NOTES						
BUILDING DIMENSIONS						
PTO=[YR=2020] W26 S10 E26 BAS=[YR=2020] W26 FSP=[YR=2020] N10 W12 S10 E12\$ W34 S31 E3 FOP=[YR=2020] S5 E17 N5 W17\$ E31 FGR=[YR=2020] S16 E20 N20 W20 S4\$ N4 E26 N27\$ N10\$.						

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	1,947.00	SF	6.00	6.00	100	2020	2020	3	89	10,397	
2	0211	CONCRETE W	0	100	62	248.00	SF	6.00	6.00	100	2020	2020	3	89	1,324	
3	1450	SOLAR PANE	0	100	0	1.00	UT	0.00	0.00	100	2021	2021	3	93	0	
4	0080	4' CHAINLI	0	0	0	120.00	LF	13.00	13.00	100	2024	2024		100	1,560	
5	0955	PRIVACY FE	0	0	0	108.00	LF	15.00	15.00	100	2024	2024		100	1,620	
6	0700	PORT BLDG	0	0	12	192.00	SF	0.00	0.00	100	2024	2023		98	0	
TOTALS													14,901			

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								