

CAMELOT SUBD LOT 13
 OR 469 P 658 OR 527 P 361
 OR 550 P 77 OR 604 P 494

MCGOUGH SAMMY BLAKE
 71 SAVANNAH FOREST CIR
 CRAWFORDVILLE, FL 32327

2024

00-00-076-293-10250-C13

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	30		VINYL 90		
Exterior Wall	20		FACE BRICK 10		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floo	14		CARPET 70		
Interior Floo	11		CLAY TILE 30		
Heating Type	13		HEAT PUMP 100		
Air Condition	13		HEAT PUMP 100		
Bedrooms			3 100		
Bathrooms			2 100		
Story Height			0 100		
Stories	2.		2. 100		
Units			0 100		
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	3		MKT AREA 10		
NEIGHBORHOOD/LOC	293.00		1.10/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	2005	880	84,454
FUS	560	100	2005	560	53,743
PTO	200	5	2005	10	960
TOTALS	1,640			1,450	139,156

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
1	TWNHSE	0%	- 0									Heated Area: 1440 HX Base Yr																
<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px;"> <p>20</p> <p>10</p> <p>PTO 2005</p> <p>10</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>20</p> <p>28</p> <p>FUS 2005</p> <p>28</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>44</p> <p>20</p> <p>BAS 2005</p> <p>44</p> </div> </div>																												
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>04/24/2017</td> <td>MMSR</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>04/24/2017</td> <td>MMSR</td> <td>LAND DATE</td> <td>04/24/2017 MMSR</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE	04/24/2017	MMSR	LGL DATE		XF DATE	04/24/2017	MMSR	LAND DATE	04/24/2017 MMSR	INC DATE			AG DATE	
BLD DATE	04/24/2017	MMSR	LGL DATE																									
XF DATE	04/24/2017	MMSR	LAND DATE	04/24/2017 MMSR																								
INC DATE			AG DATE																									
18 C GUINEVERE LN, CRAWFORDVILLE																												

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				139,156	
TOTAL MARKET OB/XF VALUE				884	
TOTAL LAND VALUE - MARKET				15,000	
TOTAL MARKET VALUE				155,040	
SOH/AGL Deduction				12,272	
ASSESSED VALUE				142,768	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				142,768	
TOTAL JUST VALUE				155,040	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				129,789	
5 YR PRCL CK, CHG EYB 2005 TO 2015, XFOBS					
HX DN, NEW HX LCTN 71 SAVANNAH FOREST.					
FR 5 YR CK, PU XFOB.					
NEED SPOUSE SS#					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2005147	TWNHSE	0	02/07/2005		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/0539	5/23/2014	WD	U	I	12	75,000
GRANTOR: FOCUS CREDIT UNION						
GRANTEE: MCGOUGH SAMMY BLAKE						
0910/0132	5/06/2013	QC	U	I	12	119,800
GRANTOR: JOHNSTON BUDDY WAYNE						
GRANTEE: FOCUS CREDIT UNION						

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	0211	CONCRETE W	0	0	24	4	96.00	SF	6.00	6.00	100	2005	2005	3	67	386	
2	0955	PRIVACY FE	0	0	0	0	20.00	LF	15.00	15.00	100	2005	2005	3	83	249	
3	0955	PRIVACY FE	0	0	0	0	20.00	LF	15.00	15.00	100	2005	2005	3	83	249	
TOTALS														884			

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2005] W20 S10 E20 BAS=[YR=2005] W20 S44 E20 N44\$ PTR= E10 FUS=[YR=2005] S28 E20 N28 W20\$ W10\$ N10\$.	

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	0			20.00	75.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							