

VILLAS AT COVINGTON PARK
 LOT 63 OR 569 P 296
 OR 587 P 66 OR 728 P 157

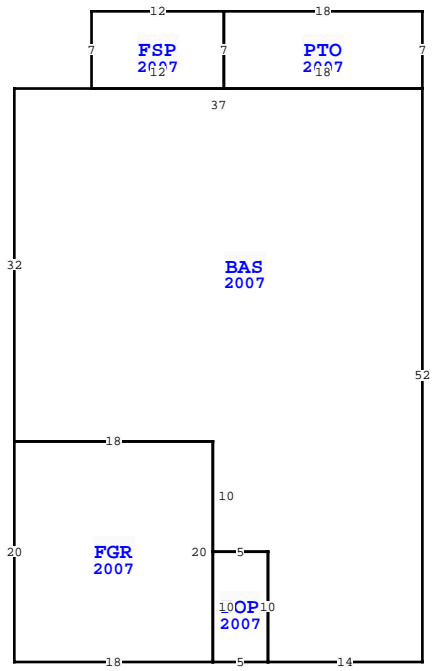
MCMAHAN MARY KATHLEEN/
 101 COVINGTON CIR
 CRAWFORDVILLE, FL 32327

2024

00-00-077-306-10297-A63

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	30	VINYL	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 Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Fireplace	01	FIREPLACE	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0401 TOWNHOUSE		
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	306.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,514	100	2007
FGR	360	50	2007
FOP	50	30	2007
FSP	84	55	2007
PTO	126	5	2007
TOTALS	2,134		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0115	01	1,761	118.8000	106.92	188,286	2007	2017	0	0	6.00	94.00		
1 HALF-PLEX 100% - 2020 Heated Area: 1514 HX Base Yr 2020													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		176,989	
TOTAL MARKET OB/XF VALUE		1,311	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		208,300	
SOH/AGL Deduction		93,774	
ASSESSED VALUE		114,526	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		64,526	
TOTAL JUST VALUE		208,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,514	
CHG TRAV DEMO PTO ADD FSP			
5 YR PRCL CK, CHG EYB ON HOME AND XFOBS			
INCR EYB 2007-2011 RE-ROOF-CC 7-2022			
5 YR PRCL CH, PU XFOB LN 4 & 5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000123	REMODEL BATHROOM-		03/21/2024
OB22-000395	RE-ROOF-CC	0	06/15/2022
2012264	WINDOWS/DOORS-CO	0	05/03/2012
2007536	TNHSE-CO	0	04/18/2007
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1065/0894	3/09/2018	WD Q	I 01 140,000
GRANTOR: BLANKENSHIP JESSICA			
GRANTEE: MCMAHAN MARY KATHLEEN			
1018/0777	12/02/2016	WD Q	I 01 126,000
GRANTOR: JOHNSON IAN & RACHEL			
GRANTEE: BLANKENSHIP JESSICA			
BUILDING NOTES			
BUILDING DIMENSIONS			
PTO=[YR=2007] W18 FSP=[YR=2007] W12 S7 E12 N7\$ S7 E18			
BAS=[YR=2007] W37 S32 FGR=[YR=2007] S20 E18 N20 W18\$ E18			
S10 FOP=[YR=2007] S10 E5 N10 W5 \$ B5 S10 E14 N52\$ N7\$.			

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	24	14			336.00	SF	6.00	6.00	100	2007	2007	3	52	1,048	
2	0211	CONCRETE W	0	100	11	5			55.00	SF	6.00	6.00	100	2007	2007	3	52	172	
4	0955	PRIVACY FE	0	100	0	0			8.00	LF	15.00	15.00	100	2007	2007	3	70	84	
5	0955	PRIVACY FE	0	100	0	0			99.00	LF	15.00	15.00	0.5	2007	2007	3	0.5	7	

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	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		RTH	45.00	96.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							