MAGNOLIA GARDENS
BLOCK A LOTS 8 & 9
DB 60 P 253 LESS R/W

ROBINSON VICKI S/ROBINSON CEDRIC O
28 CLOER LN
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-10734-000

BUILDING CHARACTERISTICS

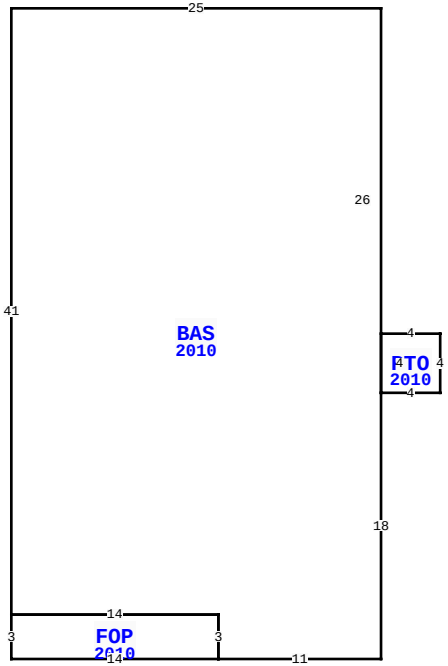
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	13.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	2010	1,058	122,200
FOP	42	30	2010	13	1,502
PTO	16	5	2010	1	116
TOTALS	1,116			1,072	123,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,072	111.8000	132.76	142,319	2010	2010	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2024 Heated Area: 1058 HX Base Yr 2024



28 CLOER LN, CRAWFORDVILLE

BLD DATE	07/09/2018	FRJT	LGL DATE	03/09/2019	JB
XF DATE	07/09/2018	MMJT	LAND DATE		
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	28	10	280.00	SF	6.00	6.00	100	2010	2010	3	43	722	
2	0211	CONCRETE W	0	100	8	4	32.00	SF	6.00	6.00	100	2010	2010	3	43	83	
4	0955	PRIVACY FE	0	100	0	0	174.00	LF	15.00	15.00	100	2024	2021	AV	98	2,558	
5	0605	PORT VINYL	0	100	6	6	36.00	SF	0.00	0.00	100	2024	2021	AV	93	0	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,818
TOTAL MARKET OB/XF VALUE		3,363
TOTAL LAND VALUE - MARKET		22,950
TOTAL MARKET VALUE		150,131
SOH/AGL Deduction		0
ASSESSED VALUE		150,131
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,131
TOTAL JUST VALUE		150,131
NCON VALUE		2,558
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,554

5 YR PRCL CK, N/C

FR 5YR CK 2/21/23; PU XFOBS

ADDRESS CLEANUP - MV TO LN 1

PRESENTED ID AND COMPLETED RELEASE FORM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081060	SFD-CO	0	12/23/2008
2008778	A/C	0	09/10/2008
2008757	DWMH-PRMT VOIDED	0	09/04/2008
2008747	DWMH	0	09/02/2008
20071464	SFD	0	10/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0762	6/29/2023	WD	Q	I	01	198,000
GRANTOR: ALEXANDER ASHLEY B						
GRANTEE: ROBINSON VICKI S &						
1068/0839	4/04/2018	WD	Q	V	01	95,000
GRANTOR: HOMAN SCOTT R						
GRANTEE: ALEXANDER ASHLEY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W25 S41 FOP=[YR=2010] S3 E14 N3 W14$ E14 S3 E11 N18 PTO=[YR=2010] E4 N4 W4 S4$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,363

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			0.00	0.00	1.00	LT		1.00	1.00	1.50	15,300.00	22,950.00	22,950							

REVIEW DATE 08/12/2024 BY Nwatts Total Acres: 0.18 Total Land Value: 22,950 Market: 0 Agricultural: 0 Common: 22,950 PRINTED 06/17/2026 BY SYS