

MAGNOLIA GARDENS
 BLOCK A LOT 57 OR 33 P 882
 OR 203 P 339 OR 1035 P 68

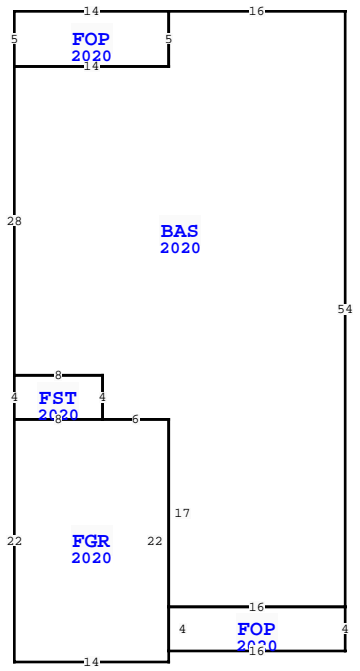
PEEBLES AMBER MARIE
 123 DUANE DR
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-10780-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
3	MKT AREA	10			
13.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	2020	1,280	145,304
FGR	308	50	2020	154	17,482
FOP	64	30	2020	19	2,157
FOP	70	30	2020	21	2,384
FST	32	55	2020	18	2,044
TOTALS	1,754			1,492	169,371

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,492	98.5500	117.03	174,609	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1280 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		169,371	
TOTAL MARKET OB/XF VALUE		7,750	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		192,421	
SOH/AGL Deduction		83,321	
ASSESSED VALUE		109,100	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		59,100	
TOTAL JUST VALUE		192,421	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,614	
5 YR PRCL CK, N/C. C/N GET PIC OF BACK - FUTURE PA			
FROM 09893-017 FOR 2021			
ADD HX & PROT 2021-PEEBLES PORTED 2020 VALUES			
5 YR PRCL CH, PU SFD AND XFOB LN 1-3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000289	SFD-CO	0	04/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/0663	7/31/2020	WD Q	Q	I	01	162,000
GRANTOR: ANGLER CONSTRUCTION S						
GRANTEE: PEEBLES AMBER MARIE						
1100/0307	1/28/2019	WD Q	Q	V	01	4,000
GRANTOR: AREDDY CLAUETTE TRUS						
GRANTEE: ANGLER CONSTRUCTION						

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	0			736.00	SF	6.00	6.00	100	2020	2020	3	89	3,930	
2	0211	CONCRETE W	0	100	0	0			34.00	SF	6.00	6.00	100	2020	2020	3	89	182	
3	0955	PRIVACY FE	0	100	0	0			250.00	LF	15.00	15.00	100	2020	2020	3	97	3,638	

BUILDING NOTES			
BLD DATE 09/29/2020 FRJT LGL DATE 03/09/2019 JB			
XF DATE 09/29/2020 FRJT LAND DATE			
INC DATE AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2020] W16 FOP=[YR=2020] W14 S5 E14 N5\$ S5 W14 S28			
FST=[YR=2020] S4 E8 N4 W8\$ E8 S4 FGR=[YR=2020] W8 S22 E14 N22			
W6\$ E6 S17 FOP=[YR=2020] S4 E16 N4 W16\$ E16 N54\$.			

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							