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

BUILDING CHARACTERISTICS

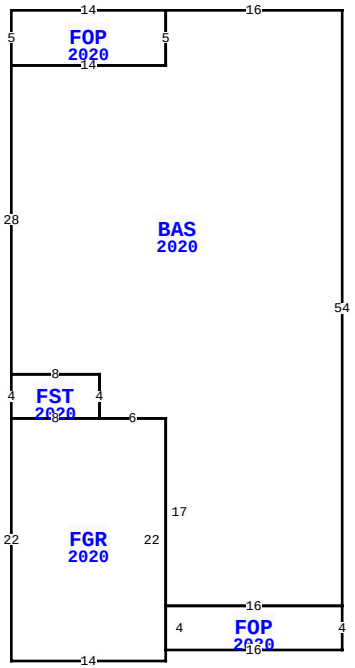
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
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	1,280	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	0	3.00	97.00

1 SINGLE FAM 100% - 2021 Heated Area: 1280 HX Base Yr 2021



123 DUANE DR, CRAWFORDVILLE

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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

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	HX HB	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	I	01	162,000
GRANTOR: ANGLER CONSTRUCTION S						
GRANTEE: PEEBLES AMBER MARIE						
1100/0307	1/28/2019	WD	Q	V	01	4,000
GRANTOR: AREDDY CLAUGETTE TRUS						
GRANTEE: ANGLER CONSTRUCTION						

BUILDING NOTES

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 7,750

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

REVIEW DATE 08/12/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/06/2026 BY SYS