MAGNOLIA GARDENS BLOCK A
LOT 64 DB 59 P 52
OR 594 P 103 OR 627 P 840

KINSEY LINDA A
141 DUANE DRIVE
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-10786-000

BUILDING CHARACTERISTICS

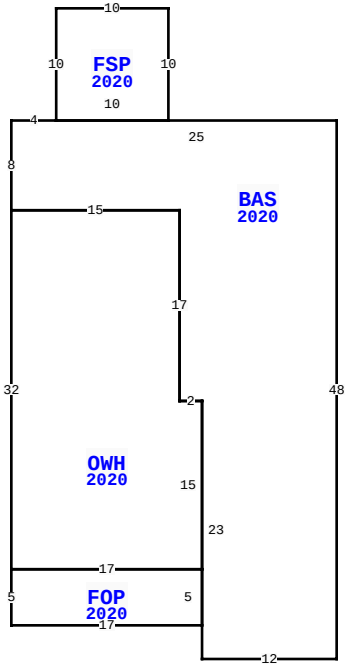
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		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	746	100	2020	746	83,520
FOP	85	30	2020	26	2,911
FSP	100	55	2020	55	6,158
OWH	510	100	2020	510	57,098
TOTALS	1,441			1,337	149,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,337	97.2000	115.42	154,317	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2021 Heated Area: 1256 HX Base Yr 2021



141 DUANE DR, CRAWFORDVILLE

BLD DATE	01/27/2021	FRJT	LGL DATE		
XF DATE	01/27/2021	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		149,687
TOTAL MARKET OB/XF VALUE		5,469
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		170,456
SOH/AGL Deduction		37,644
ASSESSED VALUE		132,812
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		82,812
TOTAL JUST VALUE		170,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,453

5 YR PRCL CK, N/C - FUTURE PAPER

ADD HX FOR 2021-KINSEY

5 YR PRCL CH, PU NEW SFD & XFOB LN 1,2

CLYDE K CARTER DOD 08-31-2019 OR 1125 P 513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000669	SFD-CO	0	07/30/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1183/0096	12/07/2020	WD	Q	I	01	149,900
GRANTOR: BROWN JOSHUA E						
GRANTEE: KINSEY LINDA A						
1148/0600	3/20/2020	WD	Q	V	05	33,000
GRANTOR: PAYNE MARK TRUSTEE OF						
GRANTEE: BROWN JOSHUA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 FSP=[YR=2020] E10 N10 W10 S10$ W4 S8 E15 S17 E2 OWH=[YR=2020] W2 N17 W15 S32 E17 FOP=[YR=2020] W17 S5 E17 N5$ N15$ S23 E12 N48$.

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	896.00	SF	6.00	6.00	100	2020	2020	3	89	4,785	
2	0211	CONCRETE W	0	100	32	4	128.00	SF	6.00	6.00	100	2020	2020	3	89	684	

LAND DESCRIPTION

TOTAL OB/XF 5,469

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