MAGNOLIA GARDENS
BLOCK A LOT 66
DB 59 P 377 OR 1091 P 792

PETTIWAY JAMILYNN MONEEN
145 DUANE DRIVE
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-10788-000

BUILDING CHARACTERISTICS

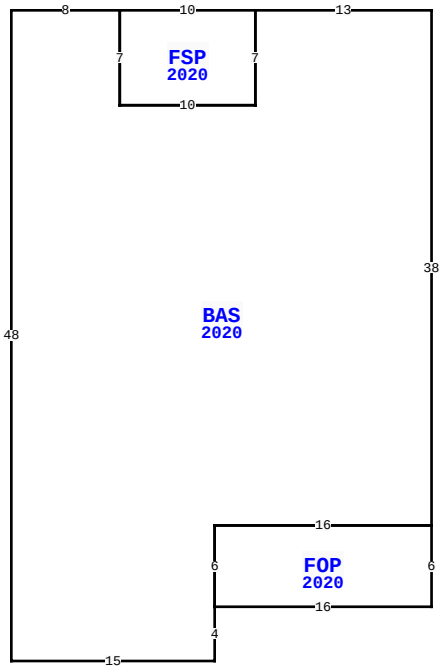
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1,258	100	2020	1,258	146,712
FOP	96	30	2020	29	3,382
FSP	70	55	2020	38	4,432
TOTALS	1,424			1,325	154,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,325	101.2500	120.23	159,305	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2022 Heated Area: 1258 HX Base Yr 2022



145 DUANE DR, CRAWFORDVILLE

BLD DATE	09/25/2020	FRJT	LGL DATE	03/09/2019	JB
XF DATE	09/25/2020	FRJT	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	0	0	1,016.00	SF	6.00	6.00	100	2020	2020	3	89	5,425	
2	0211	CONCRETE W	0	100	30	4	120.00	SF	6.00	6.00	100	2020	2020	3	89	641	
3	1450	SOLAR PANE	0	100	0	0	10.00	UT	0.00	0.00	100	2022	2022	3	97	0	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,526
TOTAL MARKET OB/XF VALUE		6,066
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		175,892
SOH/AGL Deduction		34,678
ASSESSED VALUE		141,214
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,214
TOTAL JUST VALUE		175,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,083

5 YR PRCL CK, N/C - FUTURE PAPER
PRMT CK FR PU XFOB
5 YR PRCL CK, NEW SFD AND XFOB LN 1-2
2017 TRIMRETURNED/UTF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000183	SOLAR PANELS-CC	0	06/02/2022
20000451	SFD-CO	0	06/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1170/0255	9/14/2020	WD	Q	I	01	150,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: PETTIWAY JAMILYNN M						
1142/0841	3/06/2020	WD	Q	V	05	130,000
GRANTOR: TIDEWATER INVESTMENTS						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FSP=[YR=2020] W10 S7 E10 N7$ S7 W10 N7 W8 S48 E15 N4 FOP=[YR=2020] E16 N6 W16 S6$ N6 E16 N38$.

LAND DESCRIPTION

TOTAL OB/XF 6,066

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