MAGNOLIA GARDENS
BLOCK A LOTS 99, 100 & 101
DB 61 P 154 & OR 8 P 113 & 115

CARTER SARA E
5 KING BEE DRIVE
CRAWFORDVILLE, FL 32327-3253

2024

00-00-078-013-10819-000

BUILDING CHARACTERISTICS

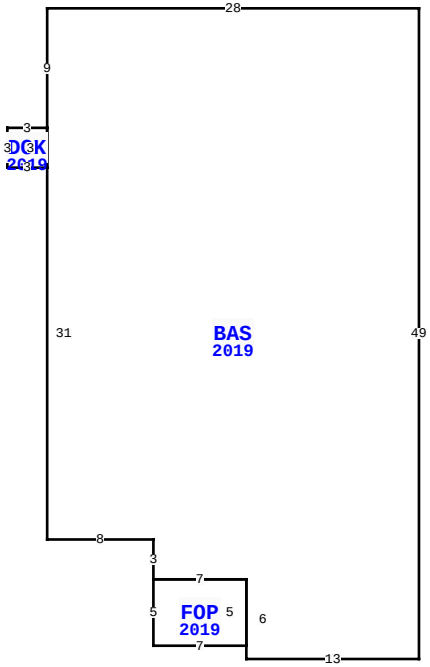
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	11	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	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	1,258	100	2019	1,258	154,752
DCK	9	10	2019	1	123
FOP	35	30	2019	10	1,230
TOTALS	1,302			1,269	156,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,269	107.9100	128.14	162,610	2019	2019	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2021 Heated Area: 1258 HX Base Yr 2021



5 KING BEE DR, CRAWFORDVILLE

BLD DATE	01/10/2020	FRSR	LGL DATE		
XF DATE	01/10/2020	FRSR	LAND DATE	03/09/2019	JB
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,106
TOTAL MARKET OB/XF VALUE		143
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		202,149
SOH/AGL Deduction		61,052
ASSESSED VALUE		141,097
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,097
TOTAL JUST VALUE		202,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,688

5 YR PRCL CK, CHG QUAL FAIR TO AVG, A/C,HTTP, PU X

2022 QNR RTND TO BE REVIEWED BY ROBBIE

SARA CARTER MARRIAGE CERT OR 1222 P 186

ADD HX FOR 2021-CARTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000016	SFD-CO	0	03/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1138/0409	1/23/2020	WD	Q	I	01	147,000
GRANTOR: SMYTHE ALBERT						
GRANTEE: CARTER SARA E						
1097/0465	1/14/2019	QC	U	V	11	5,000
GRANTOR: CARTER R H & BEVERLY						
GRANTEE: SMYTHE ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 S9 DCK=[YR=2019] W3 S3 E3 N3$ S31 E8 S3
FOP=[YR=2019] S5 E7 N5 W7$ E7 S6 E13 N49$.

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	0940	OPEN SHED	0	100	6	7	42.00	SF	4.00	4.00	100	2019	2019	3	85	143	

LAND DESCRIPTION

TOTAL OB/XF 143

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			150.00	100.00	1.00	LT		1.00	1.00	3.00	15,300.00	45,900.00	45,900							

REVIEW DATE 08/13/2024 BY Nwatts Total Acres: 0.34 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 05/06/2026 BY SYS