MAGNOLIA GARDENS
BLOCK A LOT 125
DB 57 P 1 OR 1091 P 801

SIMMONS LILLIAN M/SIMMONS MICHAEL S
174 TAFFLINGER RD
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-10842-000

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 60
Interior Floo	14	CARPET 40
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

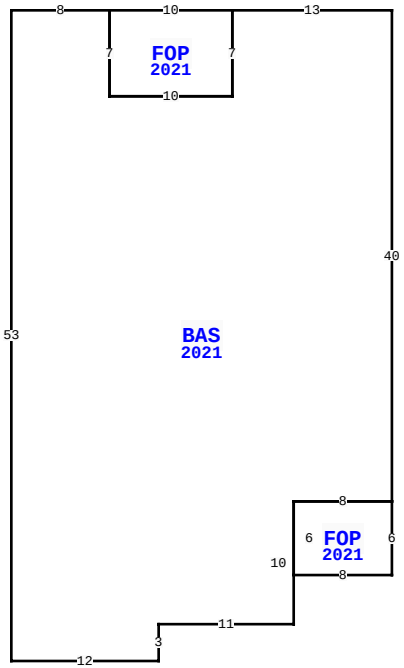
MAP NUM: 3 | MKT AREA: 10
NEIGHBORHOOD/LOC: 13.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	2021	1,436	182,496
FOP	48	30	2021	14	1,780
FOP	70	30	2021	21	2,669
TOTALS	1,554			1,471	186,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	109.2000	129.68	190,759	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 1436 HX Base Yr 2022



174 TAFFLINGER RD, CRAWFORDVILLE

BLD DATE	05/20/2021 MMLB	LGL DATE	03/09/2019 JB
XF DATE	05/20/2021 MMLB	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	36	20	720.00	SF	6.00	6.00	100	2021	2021	3	93	4,018	
2	0211	CONCRETE W	0	100	15	4	60.00	SF	6.00	6.00	100	2021	2021	3	93	335	
3	0955	PRIVACY FE	0	100	0	0	150.00	LF	15.00	15.00	100	2021	2021	3	98	2,205	
4	0700	PORT BLDG	0	100	8	12	96.00	SF	0.00	0.00	100	2021	2021	3	96	0	
5	1450	SOLAR PANE	0	100	0	0	22.00	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		186,944
TOTAL MARKET OB/XF VALUE		6,558
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		208,802
SOH/AGL Deduction		57,841
ASSESSED VALUE		150,961
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		95,961
TOTAL JUST VALUE		208,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,484

5 YR PRCL CK, CHG QUAL FAIR TO AVG, NO PICTURE IN
PRMT CK FR PU XFOB X3
2022 PORT FROM DUVAL - SIMMONS - ADD HX/VX
PU NEW SFD; XFOB CO 5-12-21 MMLB

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00036	SOLAR PANELS-CC	0	01/25/2022
21000018	SFD-CO	0	01/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/0705	5/19/2021	WD	Q	I	01	175,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: SIMMONS LILLIAN M &						
1159/0009	7/07/2020	WD	Q	V	05	50,000
GRANTOR: TIDEWATER INVESTMENTS						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 S7 W10 FOP=[YR=2021] E10 N7 W10 S7$ N7 W8 S53 E12 N3 E11 N10 E8 FOP=[YR=2021] W8 S6 E8 N6 $ N40$.

LAND DESCRIPTION

TOTAL OB/XF 6,558

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 08/01/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/06/2026 BY SYS