MAGNOLIA GARDENS
BLOCK C LOT 26
DB 60 P 285 & OR 623 P 255

5 DOG STAKE LLC
191 PINE LN
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-10920-000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 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

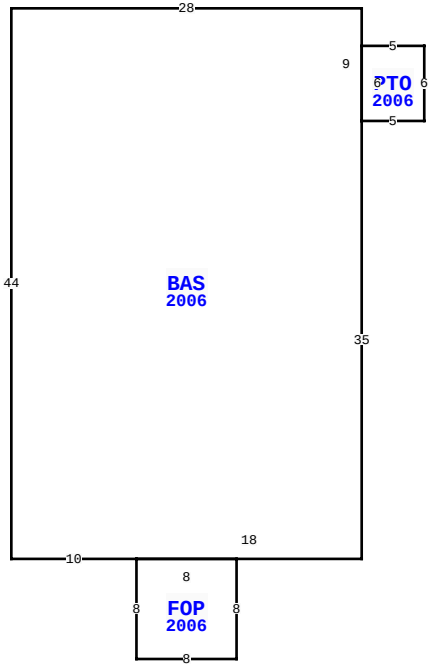
MAP NUM: 3 | MKT AREA: 10
NEIGHBORHOOD/LOC: 13.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	2006	1,232	135,749
FOP	64	30	2006	19	2,093
PTO	30	5	2006	2	220
TOTALS	1,326			1,253	138,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,253	106.6500	126.65	158,692	2006	2010	0	0	0	13.00	87.00

1 SINGLE FAM 0% - 2024 Heated Area: 1232 HX Base Yr



83 CLOER LN, CRAWFORDVILLE

BLD DATE	06/17/2020	FRAK	LGL DATE	
XF DATE	06/17/2020	FRAK	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	138,062
TOTAL MARKET OB/XF VALUE	1,577
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	151,639
SOH/AGL Deduction	0
ASSESSED VALUE	151,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,639
TOTAL JUST VALUE	151,639
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,400

5 YR PRCL CK,CHG XFOB - FUTURE PAPER
INCR EYB 2006-2010 RE-ROOF OB23-251 CC 6/8/2023
5 YR PRCL CH, N/C
5 YR PRCL CH, PU XFOB LN 2, PU FNDN & FRME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000251	RE-ROOF-CC	0	05/22/2023
20051949	SFD/CO	0	12/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0414	5/16/2023	WD	Q	I	01	143,000
GRANTOR: WATERS CHRISTOPHER AN						
GRANTEE: 5 DOG STAKE LLC						
0640/0874	2/15/2006	WD	Q	I		119,000
GRANTOR: GABY KEVIN						
GRANTEE: WATERS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 S44 E10 FOP=[YR=2006] S8 E8 N8 W8$ E18 N35 PTO=[YR=2006] E5 N6 W5 S6$ N9$.

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	0955	PRIVACY FE	0	0	0	0	271.00	LF	15.00	15.00	100	2006	2006	3	30	1,220	
2	0625	PORT WD UT	0	0	12	8	96.00	SF	6.00	6.00	100	2014	2014	3	62	357	

LAND DESCRIPTION

TOTAL OB/XF 1,577

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	0			50.00	93.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 08/12/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 05/06/2026 BY SYS