

MAGNOLIA GARDENS BLOCK D
 LOT 6 DB 59 P 269
 OR 178 P 385 OR 422 P 589

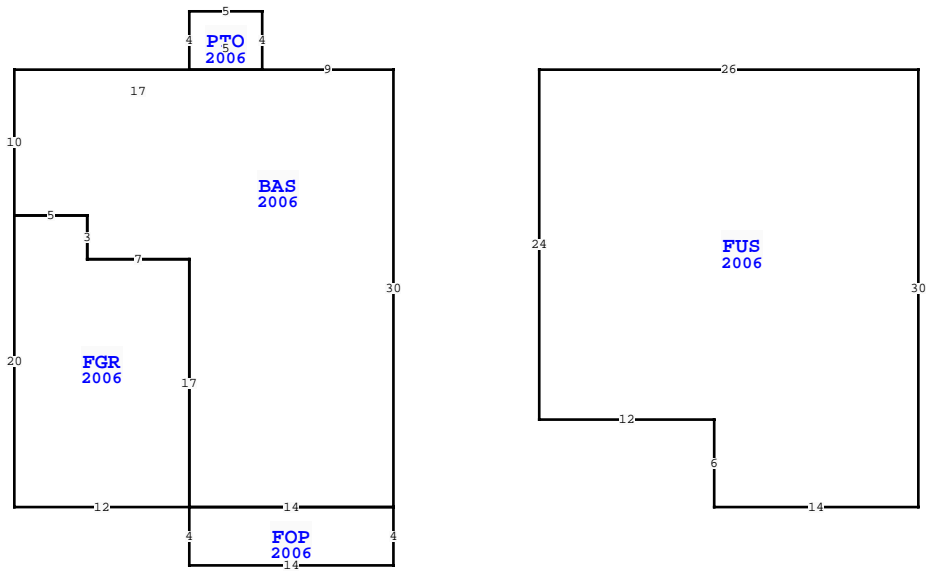
GODBOLT CAROLYN BENITA
 28 DUANE DR
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-10926-000

ELEMENT		CD	BUILDING CHARACTERISTICS		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 Floor	14		CARPET	80		
Interior Floor	10		LAMINATED	20		
Heating Type	04		AIR DUCTED	100		
Air Condition	03		CENTRAL	100		
Bedrooms				3	100	
Bathrooms				2.5	100	
Story Height				0	100	
Stories	2.			2.	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	561	100	2006	561	55,438	
FGR	219	50	2006	110	10,871	
FOP	56	30	2006	17	1,680	
FUS	708	100	2006	708	69,964	
PTO	20	5	2006	1	99	
TOTALS	1,564			1,397	138,051	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2019		119.06	166,327	2006	2006	0	0	17.00	83.00	
Heated Area: 1269 HX Base Yr 2019													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			138,051
TOTAL MARKET OB/XF VALUE			3,083
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			156,434
SOH/AGL Deduction			31,918
ASSESSED VALUE			124,516
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			74,516
TOTAL JUST VALUE			156,434
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,881
5 YR PRCL CK, CHG ELMNTS AS FUTURE PAPER.			
5 YR PRCL CK, LEFT NOTE, ASKED TO COME BACK.			
5 YR PRCL CH, PU XFOB LN 5			
ADD HX FOR 2019-GODBOLT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001337	WINDOWS-CO	0	09/30/2019
19001330	MECH	0	09/27/2019
20061536	SFD-CO	0	09/22/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0977/0606	8/06/2015	WD	U	I	12	62,000
GRANTOR: CANDENCE BANK, N.A.						
GRANTEE: GODBOLT CAROLYN BEN						
0937/0136	10/21/2013	CT	U	I	11	0
GRANTOR: CLERK OF COURT / NORT						
GRANTEE: CANDENCE BANK, N.A.						

EXTRA FEATURES																
L N	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	20	21			420.00	SF	6.00	2006	2006	3	27	680
2	0211	CONCRETE W	0	100	2	6			12.00	SF	6.00	2006	2006	3	27	19
3	0210	CONCRETE D	0	100	6	12			72.00	SF	6.00	2006	2006	3	27	117
4	0955	PRIVACY FE	0	100	0	0			205.00	LF	15.00	2008	2008	3	50	1,538
5	0080	4' CHAINLI	0	100	0	0			63.00	LF	13.00	2020	2020	3	89	729

BLD DATE		06/17/2020	FRAK	LGL DATE	03/09/2019	JB
XF DATE	06/17/2020	FRAK	LAND DATE			
INC DATE			AG DATE			

BUILDING NOTES	
BAS=[YR=2006] W9 PTO=[YR=2006] N4 W5 S4 E5\$ W17 S10	
FGR=[YR=2006] S20 E12 N17 W7 N3 W5\$ E5 S3 E7 S17	
FOP=[YR=2006] S4 E14 N4 W14\$ E14 N30\$ PTR= E10 FUS=[YR=2006] S24 E12 S6 E14 N30 W26\$ W10\$.	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							