

MAGNOLIA GARDENS
 BLOCK H LOT 20
 OR 50 P 985 OR 339 P 592

SCHWAB BRITTNEY L/PRIDE BRIANA L
 17 BREWSTER RD
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11042-000



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
07	VYL PLANK 70		
14	CARPET 30		
13	HEAT PUMP 100		
13	HEAT PUMP 100		
	3 100		
	2 100		
	0 100		
1.	1. 100		
	0 100		
03	AVERAGE		
0100	SINGLE FAMILY		
3	MKT AREA	10	
13.00	1.25/		
BAS	1,259	100	2020
FOP	64	30	2020
FOP	65	30	2020
TOTALS	1,388		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,298	108.9000	129.32	167,857	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2023 Heated Area: 1259 HX Base Yr 2023											
BLD DATE	11/18/2020	FRJT	LGL DATE								
XF DATE	11/18/2020	FRJT	LAND DATE	03/09/2019	JB						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			162,821
TOTAL MARKET OB/XF VALUE			7,654
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			185,775
SOH/AGL Deduction			77,520
ASSESSED VALUE			108,255
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			58,255
TOTAL JUST VALUE			185,775
NCON VALUE			3,382
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,813
5 YR PRCL CK, PU XFOBS			
PORT FROM CHARLOTTE - SCHWAB			
2021 HX APPLIED WISE			
5 YR PRCL CK, PU NEW SFD AND XFOB LN 1,2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000223	SFD	0	03/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/0333	6/05/2022	WD	Q	I	01	230,500
GRANTOR: WISE JOY L						
GRANTEE: SCHWAB BRITTNEY L &						
1180/0776	11/24/2020	WD	Q	I	01	149,900
GRANTOR: ERICK BEAM CONSTRUCTI						
GRANTEE: WISE JOY L						

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	0	0	756.00	SF	6.00	6.00	100	2020	2020	3	89	4,037	
2	0211	CONCRETE W	0	100	11	4	44.00	SF	6.00	6.00	100	2020	2020	3	89	235	
3	0956	PRIVACY FE	0	0	0	0	178.00	LF	19.00	19.00	100	2024	2024		100	3,382	
4	0700	PORT BLDG	0	0	6	8	48.00	SF	0.00	0.00	100	2024	2024		100	0	
TOTALS															1,298	162,821	

BUILDING NOTES											
17 BREWSTER RD, CRAWFORDVILLE											

BUILDING DIMENSIONS											
FOP=[YR=2020] W13 S5 E13 BAS=[YR=2020] W13 N5 W15 S53 E12 N6											
FOP=[YR=2020] E16 N4 W16 S4\$ N4 E16 N38\$ N5\$.											

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							