MAGNOLIA GARDENS
BLOCK I LOT 2 & 3
OR 1072 P 184 OR 1166 P 750

SLOAN TRACI
10 RANGER TRACE
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11047-002

BUILDING CHARACTERISTICS

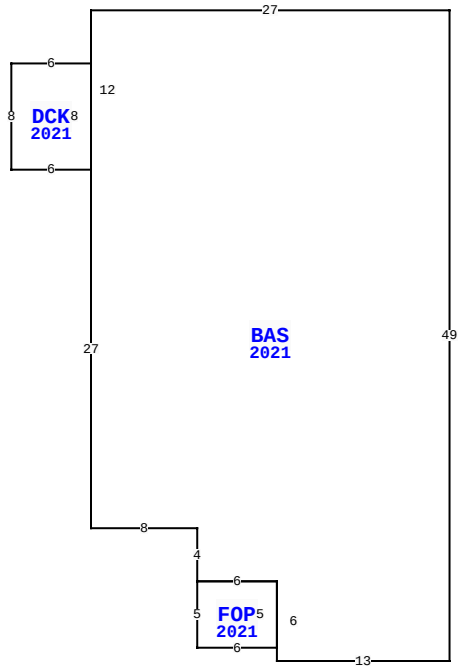
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,207	100	2021	1,207	160,136
DCK	48	10	2021	5	663
FOP	30	30	2021	9	1,194
TOTALS	1,285			1,221	161,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,221	114.0000	135.38	165,299	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 1207 HX Base Yr 2022



10 RANGER TRCE, CRAWFORDVILLE

BLD DATE	08/17/2021	MMLB	LGL DATE	
XF DATE	08/17/2021	MMLB	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		161,993
TOTAL MARKET OB/XF VALUE		1,903
TOTAL LAND VALUE - MARKET		30,600
TOTAL MARKET VALUE		194,496
SOH/AGL Deduction		56,890
ASSESSED VALUE		137,606
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,606
TOTAL JUST VALUE		194,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,304

5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, PU XFOB
PU NEW SFD; XFOB'S CO 8-3-2021
COA PER RETURNED 2021 TRIM
COMB LOT 3 11047-003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000006	SFD-CO	0	04/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/0357	8/18/2021	WD	Q	I	01	157,000
GRANTOR: SHIELDS KEITH & PIGOT						
GRANTEE: SLOAN TRACI						
1166/0750	8/28/2020	WD	Q	V	05	13,000
GRANTOR: WILDE NICHOLAS T						
GRANTEE: SHIELDS KEITH & PIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 S12 DCK=[YR=2021] N8 W6 S8 E6$ S27 E8 S4 E6
FOP=[YR=2021] W6 S5 E6 N5$ 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	0210	CONCRETE D	0	100	20	16	320.00	SF	6.00	6.00	100	2021	2021	3	93	1,786	
2	0211	CONCRETE W	0	100	7	3	21.00	SF	6.00	6.00	100	2021	2021	3	93	117	
3	0700	PORT BLDG	0	0	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	

LAND DESCRIPTION

TOTAL OB/XF 1,903

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			100.00	100.00	1.00	LT		1.00	1.00	2.00	15,300.00	30,600.00	30,600							

REVIEW DATE 08/02/2024 BY Nwatts Total Acres: 0.23 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 08/20/2025 BY SYS