MAGNOLIA GARDENS
BLOCK I LOT 32
OR 70 P 272 & OR 80 P 235

BRADY GLORIA/BLAIR RUBEN
61 LANCE LANE
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11064-000

BUILDING CHARACTERISTICS

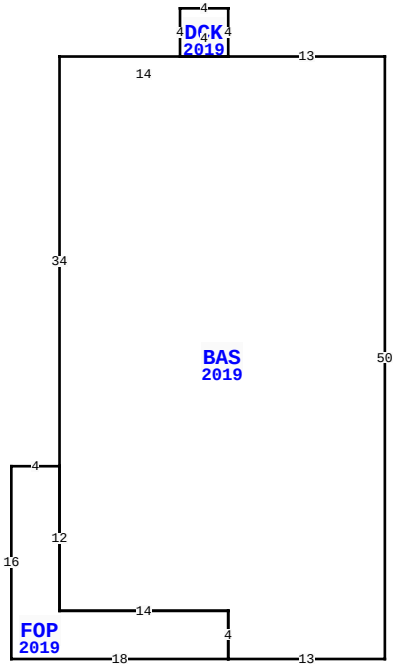
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1,294	100	2019	1,294	145,380
DCK	16	10	2019	2	225
FOP	120	30	2019	36	4,044
TOTALS	1,430			1,332	149,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,332	98.5500	117.03	155,884	2019	2019	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2020 Heated Area: 1294 HX Base Yr 2020



61 LANCE LN, CRAWFORDVILLE

BLD DATE	09/19/2019	FRSR	LGL DATE	
XF DATE	09/19/2019	FRSR	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		149,649
TOTAL MARKET OB/XF VALUE		3,856
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		168,805
SOH/AGL Deduction		43,125
ASSESSED VALUE		125,680
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		70,680
TOTAL JUST VALUE		168,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,751

5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, PU XFOB F

2020 WX APPLIED - DECEASED DAVID BRADY JR.

SENT LETTER REQUESTING DC.

FOR WX FOR GLORIA BRADY.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000747	SFD-CO	0	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/0474	9/25/2019	WD	Q	I	01	144,000
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: BRADY GLORIA & BLAI						
0850/0597	3/22/2011	TD	U	V	11	1,400
GRANTOR: SELECT PROPERTIES GRO						
GRANTEE: SOUTHERN CONSTRUCTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 DCK=[YR=2019] N4 W4 S4 E4$ W14 S34
FOP=[YR=2019] W4 S16 E18 N4 W14 N12$ S12 E14 S4 E13 N50 $.

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	0	0	736.00	SF	6.00	6.00	100	2019	2019	3	85	3,754	
2	0211	CONCRETE W	0	100	5	4	20.00	SF	6.00	6.00	100	2019	2019	3	85	102	

LAND DESCRIPTION

TOTAL OB/XF 3,856

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 08/13/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/13/2026 BY SYS