

MAGNOLIA GARDENS BLOCK J
 LOTS 43 & 44 DB 60 P 112
 OR 470 P 372 OR 541 P 295

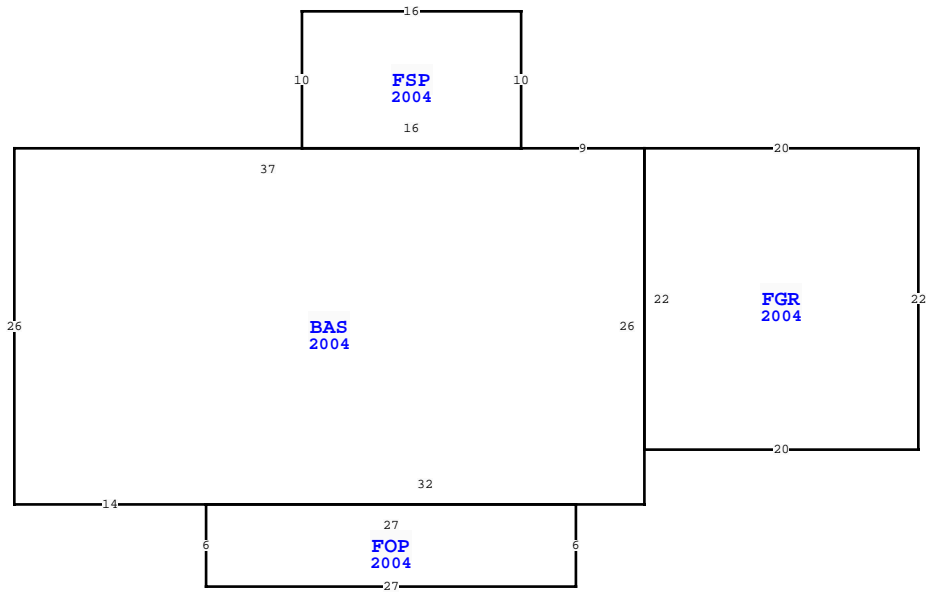
MONROE ERICA L
 121 LANCE LN
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11101-000


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				
11	CLAY TILE 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
3	MKT AREA		10		
13.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	2004	1,196	124,757
FGR	440	50	2004	220	22,949
FOP	162	30	2004	49	5,111
FSP	160	55	2004	88	9,180
TOTALS	1,958			1,553	161,996

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,553	108.4500	128.78	199,995	2004	2004	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2016 Heated Area: 1196 HX Base Yr 2016												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		161,996	
TOTAL MARKET OB/XF VALUE		3,859	
TOTAL LAND VALUE - MARKET		30,600	
TOTAL MARKET VALUE		196,455	
SOH/AGL Deduction		72,657	
ASSESSED VALUE		123,798	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		73,798	
TOTAL JUST VALUE		196,455	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,294	
5 UR PRCL CK, DEMO XFOB.			
5 YR PRCL CH, N/C			
XFOB LN 1, PU XFOB LN 2-7			
5 YR PRCL CH, PU FNDN & FRME, PU CORR DIMENS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31453	SFR	0	03/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0970/0146	5/15/2015	WD Q	Q	I	01	113,900
GRANTOR: TRAN DUC QUANG & TRAN						
GRANTEE: MONROE ERICA L						
0541/0295	6/04/2004	WD U	I			108,500
GRANTOR: SEASHOLTZ						
GRANTEE: TRAN DUC QUANG & TR						

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	29	21	609.00	SF	6.00	6.00	100	2004	2004	3	23	840	
2	0211	CONCRETE W	0	100	0	0	20.00	SF	6.00	6.00	100	2004	2004	3	23	28	
3	0955	PRIVACY FE	0	100	0	0	210.00	LF	15.00	15.00	100	2004	2004	3	10	315	
4	0210	CONCRETE D	0	100	21	6	126.00	SF	6.00	6.00	100	2004	2004	3	23	174	
5	0211	CONCRETE W	0	100	24	3	72.00	SF	6.00	6.00	100	2004	2004	3	23	99	
6	0050	CARPORT UN	0	100	20	12	240.00	SF	9.00	9.00	100	2010	2010	3	74	1,598	
7	0210	CONCRETE D	0	100	24	13	312.00	SF	6.00	6.00	100	2010	2010	3	43	805	

TOTAL OB/XF												
3,859												
121 LANCE LN, CRAWFORDVILLE												
BLD DATE		12/03/2019		MMAK		LGL DATE						
XF DATE		12/03/2019		MMAK		LAND DATE		03/09/2019		JB		
INC DATE						AG DATE						

BUILDING NOTES												
FGR=[YR=2004] W20 BAS=[YR=2004] W9 FSP=[YR=2004] N10 W16 S10 E16\$ W37 S26 E14 FOP=[YR=2004] S6 E27 N6 W27\$ E32 N26\$ S22 E20 N22\$.												

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