MAGNOLIA GARDENS
BLOCK K LOTS 20 & 21
OR 13 P 710 & OR 70 P 272

GANEY TERRELL JAMES
146 LANCE LN
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11130-000

BUILDING CHARACTERISTICS

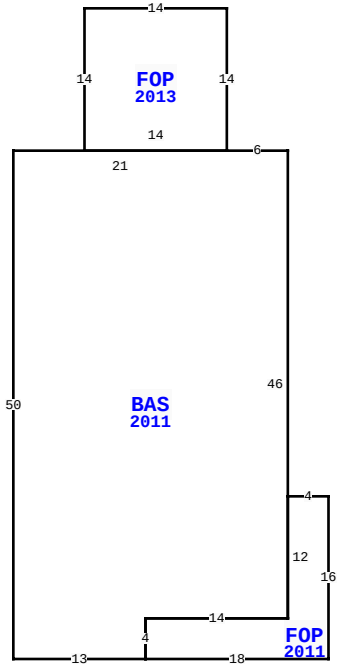
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	2011	1,294	133,265
FOP	120	30	2011	36	3,707
FOP	196	30	2013	59	6,076
TOTALS	1,610			1,389	143,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,389	98.5500	117.03	162,555	2011	2011	0	0	0	12.00	88.00

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



146 LANCE LN, CRAWFORDVILLE

BLD DATE	09/15/2014	MMSR	LGL DATE	03/09/2019	JB
XF DATE	09/15/2014	MMSR	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,048
TOTAL MARKET OB/XF VALUE		10,625
TOTAL LAND VALUE - MARKET		30,600
TOTAL MARKET VALUE		184,273
SOH/AGL Deduction		38,470
ASSESSED VALUE		145,803
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,803
TOTAL JUST VALUE		184,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,393

5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG. - FUTURE

FR 5YR CK - DEMO XFOB 0635

PRMT CK FR PU XFOB

ADD HX FOR 2020-GANEY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000240	POLE BARN-CC	0	03/17/2022
2013203	LAWN STORAGE	0	04/08/2013
2010946	SFD-CO	0	09/13/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/0458	1/24/2019	WD	Q	I	01	130,000
GRANTOR: CRAWFORD CHRISTOPHER						
GRANTEE: GANEY TERRELL JAMES						
0854/0149	6/10/2011	WD	Q	I	01	107,500
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: CRAWFORD CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W6 FOP=[YR=2013] N14 W14 S14 E14$ W21 S50 E13
FOP=[YR=2011] E18 N16 W4 S12 W14 S4$ N4 E14 N46$.

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	20	400.00	SF	6.00	6.00	100	2011	2011	3	47	1,128	
2	0211	CONCRETE W	0	100	5	4	20.00	SF	6.00	6.00	100	2011	2011	3	47	56	
3	0955	PRIVACY FE	0	100	0	0	252.00	LF	15.00	15.00	100	2011	2011	3	65	2,457	
4	0025	BARN,POLE	0	100	24	24	576.00	SF	12.50	12.50	100	2022	2022	3	97	6,984	

LAND DESCRIPTION

TOTAL OB/XF 10,625

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 08/13/2024 BY Nwatts Total Acres: 0.23 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 05/06/2026 BY SYS