MAGNOLIA GARDENS BLOCK K
LOT 29 DB 60 P 14
OR 531 P 86 OR 1013 P 242

MARSHALL LEIGHTON
165 MELODY LANE
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11137-000

BUILDING CHARACTERISTICS

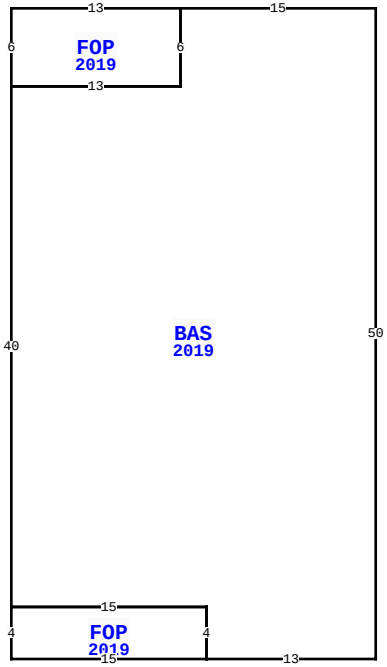
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1,262	100	2019	1,262	141,130
FOP	60	30	2019	18	2,013
FOP	78	30	2019	23	2,572
TOTALS	1,400			1,303	145,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,303	98.1000	116.49	151,786	2019	2019	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2024 Heated Area: 1262 HX Base Yr



165 MELODY LN, CRAWFORDVILLE

BLD DATE	10/28/2019	FRSR	LGL DATE		
XF DATE	10/28/2019	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	145,715
TOTAL MARKET OB/XF VALUE	7,020
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	168,035
SOH/AGL Deduction	0
ASSESSED VALUE	168,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,035
TOTAL JUST VALUE	168,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,776

5 YR PRCL CK, N/C - CHANGES TO BE PU FP

ADD HX FOR 2020-MARSHALL

5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000825	SFD-CO	0	05/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0881	10/05/2023	QC	U	I	11	100
GRANTOR: MARSHALL LEIGHTON & M						
GRANTEE: MARSHALL LEIGHTON						
1130/0299	11/01/2019	WD	Q	I	01	142,000
GRANTOR: D.E. KAMM CONSTRUCTIO						
GRANTEE: MARSHALL LEIGHTON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 FOP=[YR=2019] W13 S6 E13 N6$ S6 W13 S40
FOP=[YR=2019] S4 E15 N4 W15$ E15 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	0	0	0	756.00	SF	6.00	6.00	100	2019	2019	3	85	3,856	
2	0211	CONCRETE W	0	0	4	4	16.00	SF	6.00	6.00	100	2019	2019	3	85	82	
3	0955	PRIVACY FE	0	0	0	0	214.00	LF	15.00	15.00	100	2019	2019	3	96	3,082	

LAND DESCRIPTION

TOTAL OB/XF 7,020

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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							

REVIEW DATE 08/12/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/06/2026 BY SYS