

MAGNOLIA GARDENS BLOCK L
 LOT 38 DB 57 P 315 & 584
 OR 458 P 199 OR627-687

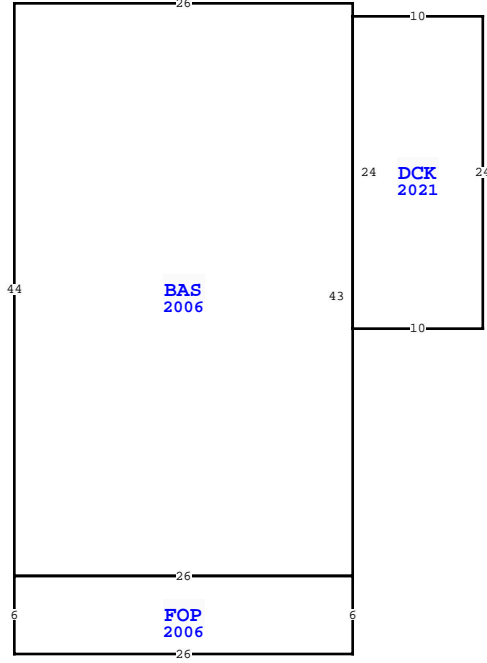
HINEMAN HANNAH
 41 MELODY LN
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11196-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	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
BAS	1,144	100	2006
DCK	240	10	2021
FOP	156	30	2006
TOTALS	1,540		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2024									Heated Area: 1144	HX Base Yr 2024



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		144,299			
TOTAL MARKET OB/XF VALUE		483			
TOTAL LAND VALUE - MARKET		15,300			
TOTAL MARKET VALUE		160,082			
SOH/AGL Deduction		0			
ASSESSED VALUE		160,082			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		110,082			
TOTAL JUST VALUE		160,082			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		118,437			
5 YR PRCL CK PU XFQB. - MORE CH TO BE MADE IN FUTU					
PORT OUT TO ESCAMBIA - MULLER					
5 YR PRCL CH, P/U FOUNDATION, FRAME, NEW DCK					
5 YR PRCL CHK, N/C					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21000375	PORCH	0	05/13/2021		
2006649	SFD-CO	0	04/12/2006		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1318/0361	6/23/2023	WD Q	I	01	189,000
GRANTOR: MULLER JENNI					
GRANTEE: HINEMAN HANNAH					
1007/0519	8/01/2016	WD Q	I	01	75,000
GRANTOR: MELODY LANCE DEVELOPM					
GRANTEE: MULLER JENNI					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2006] W26 S44 FOP=[YR=2006] S6 E26 N6 W26\$ E26 N43					
DCK=[YR=2021] S24 E10 N24 W10\$ N1\$.					

EXTRA FEATURES														41 MELODY LN, CRAWFORDVILLE		
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	19	13			6.00	100	2006	2006	3	27	400	
2	0211	CONCRETE W	0	100	17	3			6.00	100	2006	2006	3	27	83	
TOTALS																483

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							