

MAGNOLIA GARDENS BLOCK M  
 LOT 5 & 6 OR 13 P 710  
 OR 70 P 272 OR 327 P 825

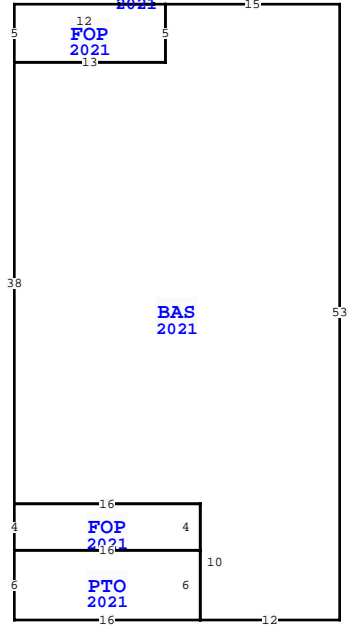
WARNER DAVID LEE/WARNER GENESIA ETAL  
 18 MELODY LANE  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-078-013-11208-000

ELEMENT		CD	BUILDING CHARACTERISTICS		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	100		
Heating Type			N/A	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	1,259	100	2021	1,259	135,819	
FOP	64	30	2021	19	2,050	
FOP	65	30	2021	20	2,158	
PTO	9	5	2021	0	0	
PTO	96	5	2021	5	539	
TOTALS	1,493			1,303	140,565	

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%	- 2022		143,434	2021	2021	0	0	2.00	98.00	
				Heated Area: 1259				HX Base Yr 2022				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			160,458
TOTAL MARKET OB/XF VALUE			5,463
TOTAL LAND VALUE - MARKET			30,600
TOTAL MARKET VALUE			196,521
SOH/AGL Deduction			35,886
ASSESSED VALUE			160,635
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			110,635
TOTAL JUST VALUE			196,521
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			160,876
5 YR PRCL CK, PU XFOB - (FP - ADD HEATING TYPE, CH SX REMOVED FOR 2024 PER OWNER REQ. INCOME TOO HIGH PU SFD; XFOB PWR 4-19-21; CO 5-21-2021			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001135	SFD-CO	0	12/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / V	RSN CD	SALE PRICE
1147/0074	4/15/2020	WD Q	Q	V	01	10,500
GRANTOR: BANGHART THOMAS D & S						
GRANTEE: WARNER DAVID LEE &						
1005/0027	7/08/2016	QC U	V	V	11	3,000
GRANTOR: MOODY DAVID F & KAREN						
GRANTEE: BANGHART THOMAS D &						

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	0	877.00	SF	6.00	6.00	100	2021	2021	3	93	4,894	
2	0211	CONCRETE W	0	100	7	42.00	SF	6.00	6.00	100	2021	2021	3	93	234	
3	0211	CONCRETE W	0	100	20	60.00	SF	6.00	6.00	100	2021	2021	3	93	335	

BLD DATE		06/08/2021	FRLH	LGL DATE	03/09/2019	JB
XF DATE	06/08/2021	FRLH	LAND DATE			
INC DATE			AG DATE			

BUILDING NOTES	
BAS=[YR=2021] W15 FOP=[YR=2021] W1 PTO=[YR=2021] N3 W3 S3 E3\$ W12 S5 E13 N5\$ S5 W13 S38 FOP=[YR=2021] S4 PTO=[YR=2021] S6 E16 N6 W16\$ E16 N4 W16\$ E16 S10 E12 N53\$.	

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

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 OR 70 P 272 OR 327 P 825

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 CRAWFORDVILLE, FL 32327

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Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	03	CONC FINSH	100		
Heating Type	01	NONE	100		
Air Condition	01	NONE	100		
Bathrooms		1	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
FDG	618	60	2021	371	18,404
FST	54	55	2021	30	1,489
TOTALS	672			401	19,893

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SFR	FGR	100%	- 2022								Heated Area: 0	HX Base Yr 2022

FDG  
2021

FST  
2021

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ASSESSED VALUE	160,635				
TOTAL EXEMPTION VALUE	HX HB 50,000				
BASE TAXABLE VALUE	110,635				
TOTAL JUST VALUE	196,521				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	160,876				
COMBINED PRCL 11209-000 WITH THIS PRCL.					
COA PER SHERRY					
JUDY ANN HODGES DOD 5-9-2003 OR 997 P 193 DC					
5 YR PRCL CH, N/C					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U / V I /	RSN CD	SALE PRICE
1147/0074	4/15/2020	WD Q	V	01	10,500
GRANTOR: BANGHART THOMAS D & S					
GRANTEE: WARNER DAVID LEE &					
1005/0027	7/08/2016	QC U	V	11	3,000
GRANTOR: MOODY DAVID F & KAREN					
GRANTEE: BANGHART THOMAS D &					
BUILDING NOTES					
BUILDING DIMENSIONS					
FST=[YR=2021] W9 S6 E9 FDG=[YR=2021] W9 N6 W19 S24 E28 N18\$ N6\$.					

EXTRA FEATURES														18 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
TOTAL OB/XF 0																

LAND DESCRIPTION														TOTAL OB/XF 0													
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			