MAGNOLIA GARDENS
BLOCK M LOT 13
OR 34 P 829 & OR 51 P 222-223

DUNCAN HEATHER
42 MELODY LN
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11216-000

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	11	CLAY TILE 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY

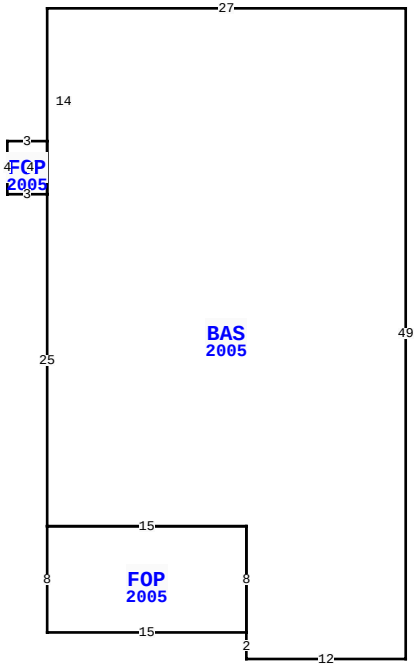
MAP NUM: 3 | MKT AREA: 10
NEIGHBORHOOD/LOC: 13.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,173	100	2005	1,173	129,524
FOP	12	30	2005	4	442
FOP	120	30	2005	36	3,975
TOTALS	1,305			1,213	133,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,213	113.4000	134.66	163,343	2005	2005	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2010 Heated Area: 1173 HX Base Yr 2010



42 MELODY LN, CRAWFORDVILLE

BLD DATE	06/02/2021	MMJS	LGL DATE		
XF DATE	06/02/2021	MMMK	LAND DATE	06/02/2021	MMMK
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,941
TOTAL MARKET OB/XF VALUE		771
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		150,012
SOH/AGL Deduction		64,908
ASSESSED VALUE		85,104
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,104
TOTAL JUST VALUE		150,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,895

5 YR PRCL CK, DEMO/PU XFOBS. (FP CH EYB FROM 2005
0955 PRIVACY FENCE
5 YR PRCL CH, CORR BEDS, FLOORING, DEL XFOB
5 YHR PRCL CHK, N/C Y

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000638	RE-ROOF/SHINGLES-		09/17/2024
21000986	HVAC REPL-CC	0	09/22/2021
2005406	SFD	0	03/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/0633	2/27/2009	WD	U	I	11	95,100
GRANTOR: D & T VENTURES LLC						
GRANTEE: DUNCAN HEATHER						
0787/0411	2/27/2009	WD	Q	I	01	95,100
GRANTOR: D & T VENTURES LLC						
GRANTEE: DUNCAN HEATHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 S14 FOP=[YR=2005] N4 W3 S4 E3$ S25 E15 S8
FOP=[YR=2005] N8 W15 S8 E15$ S2 E12 N49$.

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	12	240.00	SF	6.00	6.00	100	2005	2005	3	24	346	
2	0211	CONCRETE W	0	100	11	5	55.00	SF	6.00	6.00	100	2005	2005	3	24	79	
3	0700	PORT BLDG	0	100	10	6	60.00	SF	8.00	8.00	100	2009	2009	3	72	346	

LAND DESCRIPTION

TOTAL OB/XF 771

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

REVIEW DATE 08/08/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 07/01/2026 BY SYS