MAGNOLIA GARDENS
BLOCK M LOT 18
OR 44 P 385 & OR 62 P 570

KAMM DONALD
102 ANN CIRCLE
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11221-000

BUILDING CHARACTERISTICS

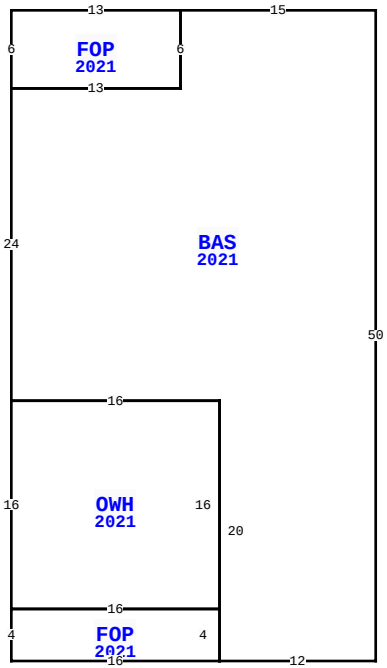
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 90
Interior Floo	11	CLAY TILE 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	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	1,002	100	2021	1,002	115,233
FOP	64	30	2021	19	2,185
FOP	78	30	2021	23	2,645
OWH	256	100	2021	256	29,441
TOTALS	1,400			1,300	149,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,300	98.8200	117.35	152,555	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 0 Heated Area: 1258 HX Base Yr



54 MELODY LN, CRAWFORDVILLE

BLD DATE	07/14/2021	MMLB	LGL DATE	03/09/2019	JB
XF DATE	07/14/2021	MMLB	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	149,504
TOTAL MARKET OB/XF VALUE	4,330
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	169,134
SOH/AGL Deduction	22,989
ASSESSED VALUE	146,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,145
TOTAL JUST VALUE	169,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,181

5 YR PRCL CK, PU XFOB. COULD NOT GET PIC OF BACK
PU NEW SFD; XFOB'S CO 6-22-2021 MMLB
5 YR PRCL CH N/C-MM
CORRECTION & ADDRESS CHG - DEED WAS INCORRECT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000068	SFD-CO	0	02/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0211	1/12/2023	QC	U	I	11	100
GRANTOR: D E KAMM CONSTRUCTION						
GRANTEE: KAMM DONALD						
1133/0316	12/02/2019	WD	Q	V	05	15,000
GRANTOR: TICE BARBARA J & RONA						
GRANTEE: D E KAMM CONSTRUCTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 S6 W13 FOP=[YR=2021] E13 N6 W13 S6$ S24 E16 OWH=[YR=2021] W16 S16 E16 FOP=[YR=2021] W16 S4 E16 N4$ N16$ S20 E12 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	38	20	760.00	SF	6.00	6.00	100	2021	2021	3	93	4,241	
2	0211	CONCRETE W	0	0	4	4	16.00	SF	6.00	6.00	100	2021	2021	3	93	89	

LAND DESCRIPTION

TOTAL OB/XF 4,330

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