

MAGNOLIA GARDENS BLOCK N
 LOT 15 DB 58 P 467
 OR 341 P 738 OR 964 P 385

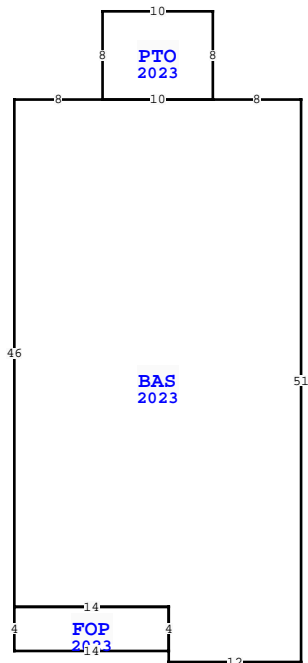
CASEY KENNETH E
 130 MELODY LN
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11266-000

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	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	2023	1,256	161,082
FOP	56	30	2023	17	2,180
PTO	80	5	2023	4	513
TOTALS	1,392			1,277	163,775

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: 1256					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		163,775			
TOTAL MARKET OB/XF VALUE		4,380			
TOTAL LAND VALUE - MARKET		15,300			
TOTAL MARKET VALUE		183,455			
SOH/AGL Deduction		0			
ASSESSED VALUE		183,455			
TOTAL EXEMPTION VALUE		HX HB VX 55,000			
BASE TAXABLE VALUE		128,455			
TOTAL JUST VALUE		183,455			
NCON VALUE		168,155			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		12,750			
5 YR PRCL CK, PU XFOB. C/N GET PIC OF BACK - FUTUR					
H5 - MARRIAGE CERT OR 1366 P 883 - NEED SPOUSE INF					
FR PU NCON & XFOBS 03-02-2023 LH 12/6/23					
5 YR PRCL CH N/C-MM					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
22000975	SFD-CO	0	10/10/2022		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/0057	3/03/2023	WD Q	Q	I	01	234,900
GRANTOR: ANGLERS CONSTRUCTION						
GRANTEE: CASEY KENNETH E						
0964/0385	3/07/2015	WD Q	Q	V	01	2,500
GRANTOR: DUREN BILLY W & PATRI						
GRANTEE: ANGLERS CONSTRUCTIO						

EXTRA FEATURES															BLD DATE		LGL DATE	
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	INC DATE	AG DATE
1	0210	CONCRETE D	0	100	0	0			718.00	100	2024	2023	AV	100	4,308			
2	0211	CONCRETE W	0	100	3	4			12.00	100	2024	2023	AV	100	72			
TOTALS															130 MELODY LN, CRAWFORDVILLE		03/09/2019 JB	

BUILDING NOTES									
BUILDING DIMENSIONS									

BAS=[YR=2023;ORIG=10,10] S46 E14 S4 S1 E12 N51 W8 W10 W8 \$
 FOP=[YR=2023;ORIG=10,56] E14 S4 W14 N4 \$
 PTO=[YR=2023;ORIG=18,2] E10 S8 W10 N8 \$

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	DPH 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							