

MAGNOLIA GARDENS BLOCK P
 LOTS 12 & 13 DB 57 P 97
 OR 322 P 529 OR 722 P 591

GAHLHOFF JERYL E SR/GAHLHOFF DEBORAH A
 42 TEDD LOTT LN
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11367-000

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	02		CONCR	SLAB	100	
Frame	02		WOOD	FRAME	100	
Exterior Wall	05		HARDIE	BRD	100	
Roof Structur	03		GABLE	HIP	100	
Roof Cover	03		COMP	SHNGL	100	
Interior Wall	05		DRYWALL	100		
Interior Floor	12		HARDWOOD	100		
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	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	1,204	100	2010	1,204	149,266	
FOP	120	30	2010	36	4,463	
PTO	120	5	2010	6	744	
TOTALS	1,444			1,246	154,473	

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%	- 2017		177,555	2010	2010	0	0	13.00	87.00
Heated Area: 1204 HX Base Yr 2017											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				154,473		
TOTAL MARKET OB/XF VALUE				4,167		
TOTAL LAND VALUE - MARKET				30,600		
TOTAL MARKET VALUE				189,240		
SOH/AGL Deduction				81,559		
ASSESSED VALUE				107,681		
TOTAL EXEMPTION VALUE				97,145		
BASE TAXABLE VALUE				10,536		
TOTAL JUST VALUE				189,240		
NCON VALUE				873		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				128,589		
5 YR PRCL CK, CHG TRAV ADD DCK, CHG XFOB						
FR 5YR CK 1/10/23; PU XFOB						
5 YR PRCL CK, PU XFOB LN 4.						
ADD HX, VX AND VP FOR 2017						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2010172	SFD-CO	0	03/19/2010			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0970/0538	5/15/2015	WD Q	Q	I	01	99,000
GRANTOR: CUTCHIN PROPERTIES IN						
GRANTEE: GAHLHOFF JERYL E &						
0815/0410	1/04/2010	QC U	V	11		100
GRANTOR: MAGNOLIA GARDENS DEVE						
GRANTEE: CUTCHIN PROPERTIES						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2010] W18 PTO=[YR=2010] N10 W12 S10 E12\$ W25 S28 E7						
FOP=[YR=2010] S4 E30 N4 W30\$ E36 N28\$.						

EXTRA FEATURES															42 TED LOTT 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	20	20	400.00	SF	6.00	6.00	100	2010	2010	3	43	1,032	
2	0211	CONCRETE W	0	100	0	0	79.00	SF	6.00	6.00	100	2010	2010	3	43	204	
3	0955	PRIVACY FE	0	100	0	0	100.00	LF	15.00	15.00	100	2012	2012	3	70	1,050	
4	0700	PORT BLDG	0	100	10	20	200.00	SF	6.00	6.00	100	2015	2015	3	84	1,008	
5	0060	DECK WOOD	0	100	0	0	180.00	SF	5.00	5.00	100	2024	2020	AV	97	873	
TOTAL OB/XF 4,167																	

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