MAGNOLIA GARDENS
BLOCK Q LOT 1
DB 59 P 253 OR 1295 P 766

HARTMAN TEDDIE BIRD/HARTMAN SOPHIE NICOLE-SIMMONS
4 SHAR-MEL-RE LN
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11405-000

BUILDING CHARACTERISTICS

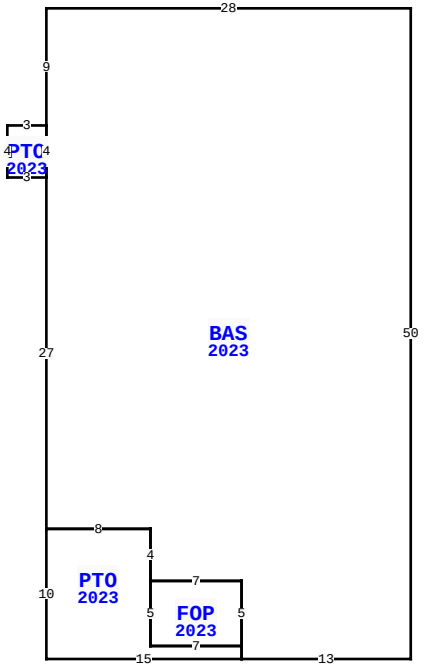
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 90
Interior Floo	11	CLAY TILE 10
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 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	1,278	100	2023	1,278	168,159
FOP	35	30	2023	10	1,316
PTO	12	5	2023	1	132
PTO	87	5	2023	4	526
TOTALS	1,412			1,293	170,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,293	110.8000	131.58	170,133	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2024 Heated Area: 1278 HX Base Yr 2024



4 SHAR-MEL-RE LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/09/2019 JB
INC DATE		AG DATE	

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	38	20	760.00	SF	6.00	6.00	100	2024	2023	AV	100	4,560	
2	0211	CONCRETE W	0	100	3	3	9.00	SF	6.00	6.00	100	2024	2023	AV	100	54	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,133
TOTAL MARKET OB/XF VALUE		4,614
TOTAL LAND VALUE - MARKET		13,770
TOTAL MARKET VALUE		188,517
SOH/AGL Deduction		0
ASSESSED VALUE		188,517
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,517
TOTAL JUST VALUE		188,517
NCON VALUE		174,747
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		11,475

FR PU NCON & XFOBS 12-27-2023

5 YR PRCL CH N/C-MM

5 YR PRCL CH, N/C

ADD CHG PER TC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR23-000063	SFD-CO	0	07/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0600	11/28/2023	WD	Q	I	01	225,900
GRANTOR: S&P CONSTRUCTION & DE						
GRANTEE: HARTMAN TEDDIE BIRD						
1295/0766	12/22/2022	WD	Q	V	01	10,000
GRANTOR: SWANN DENNIE A						
GRANTEE: S&P CONSTRUCTION &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-30,-20] E28 S50 W13 N1 N5 W7 N4 W8 N27 N4 N9 $
PTO=[YR=2023;ORIG=-33,-11] E3 S4 W3 N4 $
FOP=[YR=2023;ORIG=-22,24] E7 S5 W7 N5 $
PTO=[YR=2023;ORIG=-30,20] E8 S4 S5 E7 S1 W15 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,614

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	0.90	15,300.00	13,770.00	13,770							

REVIEW DATE 12/27/2023 BY FRLW Total Acres: 0.11 Total Land Value: 13,770 Market: 0 Agricultural: 0 Common: 13,770 PRINTED 06/24/2026 BY SYS