

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

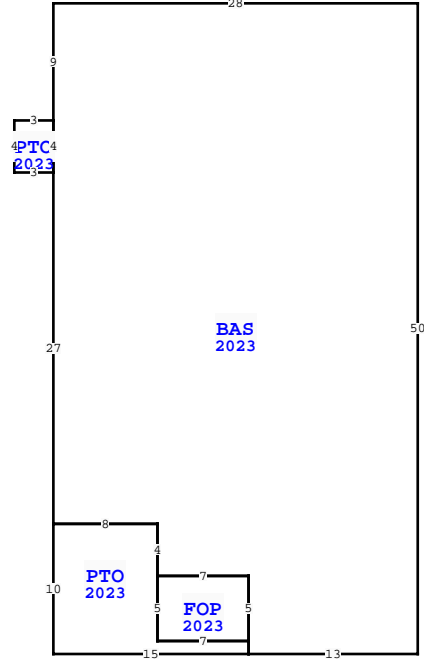
HARTMAN TEDDIE BIRD/HARTMAN SOPHIE NICOLE-SIMMONS  
 4 SHAR-MEL-RE LN  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-078-013-11405-000

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



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	Q	I	01	225,900
GRANTOR: S&P CONSTRUCTION & DE						
GRANTEE: HARTMAN TEDDIE BIRD						
1295/0766	12/22/2022	WD Q	Q	V	01	10,000
GRANTOR: SWANN DENNIE A						
GRANTEE: S&P CONSTRUCTION &						

EXTRA FEATURES															
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	38	20		760.00	SF	6.00			100	4,560	
2	0211	CONCRETE W	0	100	3	3		9.00	SF	6.00			100	54	

TOTAL OB/XF													
4 SHAR-MEL-RE LN, CRAWFORDVILLE													
			BLD DATE				LGL DATE				LAND DATE	03/09/2019	JB
			XF DATE				AG DATE						
			INC DATE										

BUILDING NOTES												
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 \$												
POP=[YR=2023;ORIG=-22,24] E7 S5 W7 N5 \$												
PTO=[YR=2023;ORIG=-30,20] E8 S4 S5 E7 S1 W15 N10 \$												

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				50.00	100.00	1.00	LT		1.00	1.00	0.90	15,300.00	13,770.00	13,770							

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=-30,-20] E28 S50 W13 N1 N5 W7 N4 W8 N27 N4 N9 \$												
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