MAGNOLIA GARDENS
BLOCK Q LOT 17
DB 58 P 122 OR 363 P 450

JOHNSON ALISA
PO BOX 1464
CRAWFORDVILLE, FL 32326

2024

00-00-078-013-11421-000

BUILDING CHARACTERISTICS

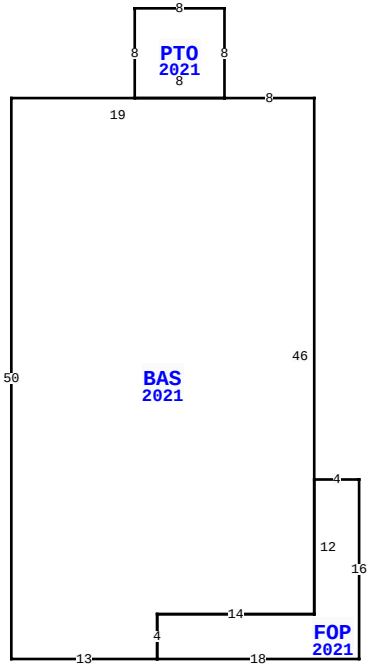
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 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	1,294	100	2021	1,294	164,894
FOP	120	30	2021	36	4,587
PTO	64	5	2021	3	382
TOTALS	1,478			1,333	169,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,333	109.5000	130.03	173,330	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2023 Heated Area: 1294 HX Base Yr 2023



54 SHAR-MEL-RE LN, CRAWFORDVILLE

BLD DATE	12/22/2021	FRJS	LGL DATE		
XF DATE	12/22/2021	FRJS	LAND DATE	03/09/2019	JB
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,863
TOTAL MARKET OB/XF VALUE		3,995
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		189,158
SOH/AGL Deduction		44,476
ASSESSED VALUE		144,682
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,682
TOTAL JUST VALUE		189,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,468

5 YR PRCL CK, CHG QUAL TO AVG

RMVD H4 - CONFIRMED W/ DMV NO CH TO RESI ADDRESS.

H4 - MAILED QUESTIONNAIRE DUE TO NOTES DATED 9/1/2

2024 HX CARD RETURN NO COA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000524	SFD	0	05/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/0297	12/22/2021	WD	Q	I	01	167,000
GRANTOR: SOUTHERN CONSTRUCION						
GRANTEE: JOHNSON ALISA						
1148/0620	4/28/2020	WD	Q	V	01	7,500
GRANTOR: TOMPSON DIANE						
GRANTEE: SOUTHERN CONSTRUCIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W8 PTO=[YR=2021] N8 W8 S8 E8$ W19 S50 E13
FOP=[YR=2021] E18 N16 W4 S12 W14 S4$ N4 E14 N46$.

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	0	0	700.00	SF	6.00	6.00	100	2021	2021	3	93	3,906	
2	0211	CONCRETE W	0	100	4	4	16.00	SF	6.00	6.00	100	2021	2021	3	93	89	

LAND DESCRIPTION

TOTAL OB/XF 3,995

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	1.00	15,300.00	15,300.00	15,300							

REVIEW DATE 08/01/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 06/24/2026 BY SYS