MAGNOLIA GARDENS BLOCK Q
LOT 28 OR 818 P 559
OR 945 P 585

THE BLANCO FAMILY TRUST/BLANCO DANA ETAL
812 HUNTERS TRACE
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11430-028

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 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

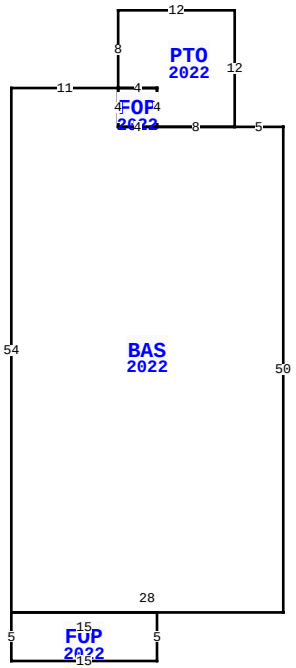
MAP NUM: 3 | MKT AREA: 10
NEIGHBORHOOD/LOC: 13.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	2022	1,444	183,341
FOP	16	30	2022	5	635
FOP	75	30	2022	22	2,794
PTO	128	5	2022	6	762
TOTALS	1,663			1,477	187,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,477	108.0000	128.25	189,425	2022	2022	0	0	0	1.00	99.00

2 SINGLE FAM 0% - 0 Heated Area: 1444 HX Base Yr



141 TAFFLINGER RD, CRAWFORDVILLE

BLD DATE	06/24/2020	MMJS	LGL DATE		
XF DATE	06/24/2020	MMJS	LAND DATE	06/24/2020	MMJS
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	0	36	36	1,296.00	SF	6.00	6.00	100	2022	2022	3	97	7,543	
2	0955	PRIVACY FE	0	0	0	0	119.00	LF	15.00	15.00	100	2022	2022	3	99	1,767	
3	0211	CONCRETE W	0	0	4	4	16.00	SF	6.00	6.00	100	2022	2022	3	97	93	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	187,531
TOTAL MARKET OB/XF VALUE	9,403
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	212,234
SOH/AGL Deduction	25,695
ASSESSED VALUE	186,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,539
TOTAL JUST VALUE	212,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,431

5 YR PRCL CK, N/C FROM ROAD. GENTLEMAN COULD NOT S
2022 TRIM RETURNED TO SENDER - UTF
COA REQUESTED SEE SCANS
0210, 0211, 0955. 0955 POWER 5/20/2022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001112	SFD-CO	0	11/16/2021
21000941	DEMO EXISTING SFD	0	09/14/2021
2013533	SFD-CO	0	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/0265	4/13/2021	WD	Q	I	01	154,000
GRANTOR: AUSTIN CHELSEA DIANE						
GRANTEE: BLANCO DANA & RUBEN						
1087/0603	9/28/2018	WD	Q	I	01	126,000
GRANTOR: ADERHOLD RACHEL NICOL						
GRANTEE: AUSTIN CHELSEA DIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W5 PTO=[YR=2022] N12 W12 S8 E4 S4 E8$ W8 FOP=[YR=2022] N4 W4 S4 E4$ W4 N4 W11 S54 FOP=[YR=2022] S5 E15 N5 W15$ E28 N50$.

LAND DESCRIPTION

TOTAL OB/XF 9,403

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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							

REVIEW DATE 08/02/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 04/29/2026 BY SYS