MAGNOLIA GARDENS
BLOCK R LOT 1
DB 57 P 412 & OR 92 P 370

MCKEONE BRYAN
84 SHAR-MEL-RE LN
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11452-000

BUILDING CHARACTERISTICS

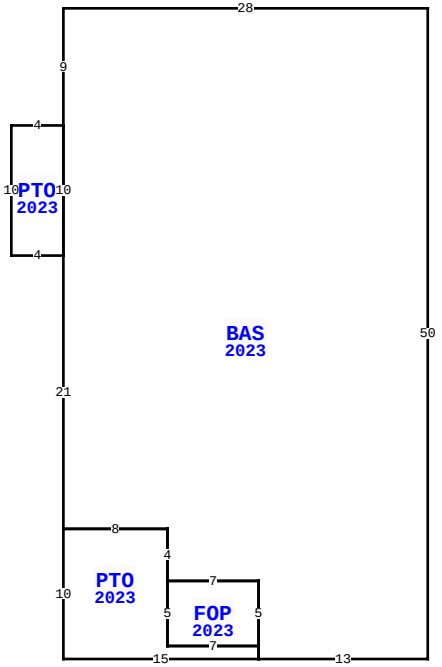
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 90
Interior Floo	11	CLAY TILE 10
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
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	40	5	2023	2	263
PTO	87	5	2023	4	526
TOTALS	1,440			1,294	170,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,294	110.8000	131.58	170,265	2023	2023	0	0	0	0.00	100.00

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



84 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	
3	0955	PRIVACY FE	0	100	150	0	150.00	LF	15.00	15.00	100	2024	2023	AV	100	2,250	
4	0635	PORT MTL U	0	100	10	12	120.00	SF	0.00	0.00	100	2024	2023	AV	100	0	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,265
TOTAL MARKET OB/XF VALUE		6,864
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		192,429
SOH/AGL Deduction		0
ASSESSED VALUE		192,429
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,429
TOTAL JUST VALUE		192,429
NCON VALUE		177,129
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		12,750

FR - PU NCON & XFOBS. 12/27/2023
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C
ADD CHG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR23-000059	SFD-CO	0	07/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0356	11/28/2023	WD	Q	I	01	220,000
GRANTOR: S&P CONSTRUCTION & DE						
GRANTEE: MCKEONE BRYAN						
1306/0093	3/28/2023	WD	Q	V	01	18,000
GRANTOR: DAVIS ERIC						
GRANTEE: S&P CONSTRUCTION &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E28 S50 W13 N1 N5 W7 N4 W8 N21 N10 N9 $
PTO=[YR=2023;ORIG=6,19] E4 S10 W4 N10 $
PTO=[YR=2023;ORIG=10,50] S10 E15 N1 W7 N5 N4 W8 $
FOP=[YR=2023;ORIG=18,54] E7 S5 W7 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,864

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 12/27/2023 BY FRLA Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 04/29/2026 BY SYS