MAGNOLIA GARDENS
BLOCK R LOT 6
DB 58 P 424 & OR 237 P 835

WRIGHT JAMES EDWARD/HURST ERYCKA DANIELLE
98 SHAR-MEL-RE LANE
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11457-000

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 80
Interior Floo	11	CLAY TILE 20
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

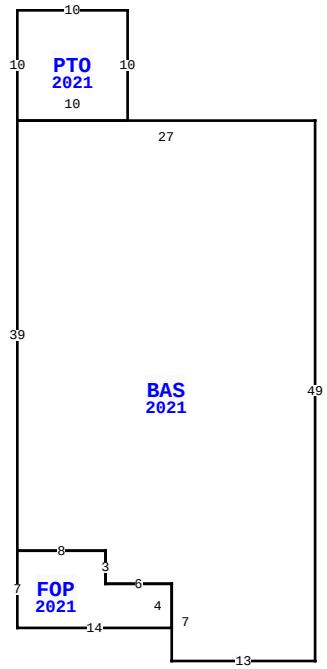
MAP NUM: 3 | MKT AREA: 10
NEIGHBORHOOD/LOC: 13.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,201	100	2021	1,201	158,775
FOP	80	30	2021	24	3,173
PTO	100	5	2021	5	662
TOTALS	1,381			1,230	162,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,230	113.6000	134.90	165,927	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 1201 HX Base Yr 2022



98 SHAR-MEL-RE LN, CRAWFORDVILLE

BLD DATE	06/16/2021 MMLB	LGL DATE	
XF DATE	06/16/2021 MMLB	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	162,608
TOTAL MARKET OB/XF VALUE	3,801
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	181,709
SOH/AGL Deduction	74,210
ASSESSED VALUE	107,499
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	57,499
TOTAL JUST VALUE	181,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,000

5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG. COULD NOT
2022 HX PORT
PU NEW SFD; XFOB'S CO 6-4-2021 MMLB
5 YR PRCL CK, PU XFOB LN 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000014	SFD-CO	0	01/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1214/0794	6/16/2021	WD	Q	I	01	156,900

GRANTOR: PAFFORD PROPERTIES &
GRANTEE: WRIGHT JAMES EDWARD

1160/0617	7/17/2020	WD	Q	V	05	18,000

GRANTOR: ODIORNE SHARON
GRANTEE: PAFFORD PROPERTIES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 PTO=[YR=2021] E10 N10 W10 S10$ S39 E8 S3 E6
FOP=[YR=2021] W6 N3 W8 S7 E14 N4$ S7 E13 N49 $.

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	0955	PRIVACY FE	0	100	0	0	131.00	LF	15.00	15.00	100	2021	2021	3	98	1,926	
2	0211	CONCRETE W	0	100	8	5	40.00	SF	6.00	6.00	100	2021	2021	3	93	223	
3	0210	CONCRETE D	0	100	37	8	296.00	SF	6.00	6.00	100	2021	2021	3	93	1,652	
4	0700	PORT BLDG	0	100	8	6	48.00	SF	0.00	0.00	100	2001	2001	3	58	0	

LAND DESCRIPTION

TOTAL OB/XF 3,801

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