MAGNOLIA GARDENS
BLOCK R LOT 49
DB 58 P 252 & OR 60 P 619

BROWN LUCAS D/STOUT KERI
169 TAFFLINGER RD
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11496-000

BUILDING CHARACTERISTICS

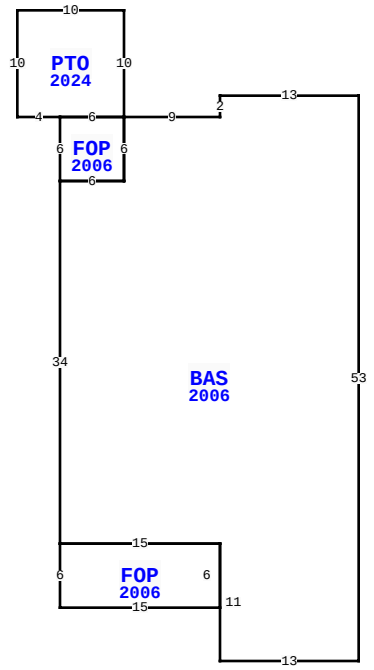
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT 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	1,253	100	2006	1,253	142,725
FOP	36	30	2006	11	1,253
FOP	90	30	2006	27	3,076
PTO	100	5	2024	5	569
TOTALS	1,479			1,296	147,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,296	109.0000	129.44	167,754	2006	2011	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2012 Heated Area: 1253 HX Base Yr 2012



BLD DATE	06/24/2020 MMJS	LGL DATE	
XF DATE	06/24/2020 MMJS	LAND DATE	06/24/2020 MMJS
INC DATE		AG DATE	

169 TAFFLINGER RD, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,624
TOTAL MARKET OB/XF VALUE		637
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		163,561
SOH/AGL Deduction		72,177
ASSESSED VALUE		91,384
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,384
TOTAL JUST VALUE		163,561
NCON VALUE		180
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,835

5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, CHG EYB 2
5 YR PRCL CH, PU XFOB LNS 3 & 4
5 YR PRCL CH, PU FNDN & FRME, CORR FLOOR
ADD HX FOR 2012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000002	RE-ROOF/SHINGLES-		01/03/2024
20051792	SFD-CO	0	11/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0865/0509	11/02/2011	WD	U	I	12	79,900
GRANTOR: NEW YORK COMMUNITY BA						
GRANTEE: BROWN LUCAS D & STO						
0865/0503	10/31/2011	QC	U	I	11	100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: NEW YORK COMMUNITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W13 S2 W9 S6 W6 S34 E15 S11 E13 N53 $
FOP=[YR=2006;ORIG=-28,42] S6 E15 N6 W15 $
FOP=[YR=2006;ORIG=-22,2] W6 S6 E6 N6 $
PTO=[YR=2024;ORIG=-22,2] W6 W4 N10 E10 S10 $
.

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	20	10	200.00	SF	6.00	6.00	100	2006	2006	3	27	324	
2	0211	CONCRETE W	0	100	0	0	82.00	SF	6.00	6.00	100	2006	2006	3	27	133	
3	0700	PORT BLDG	0	100	12	8	96.00	SF	0.00	0.00	100	2019	2019	3	92	0	
4	0700	PORT BLDG	0	100	8	4	32.00	SF	0.00	0.00	100	2015	2015	3	84	0	
5	0955	PRIVACY FE	0	0	0	0	12.00	LF	15.00	15.00	100	2024	2023		100	180	

LAND DESCRIPTION

TOTAL OB/XF 637

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 08/02/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 04/22/2026 BY SYS