

MAGNOLIA PARK SUB BLOCK A
 LOT 1 OR 695 P 795
 OR 695 P 797 OR 695 P 800

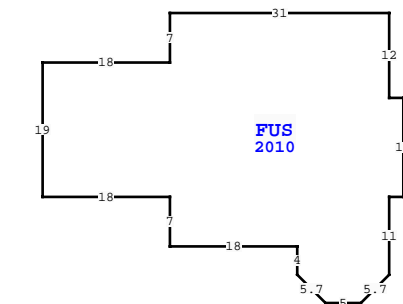
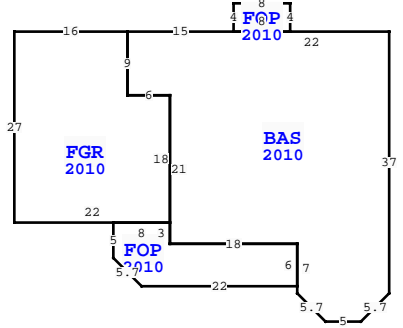
CANNEDY DELEON J/CANNEDY CARRIE
 12 EVERGREEN DR
 CRAWFORDVILLE, FL 32327

2024

01-4S-02W-349-01809-A01

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 60
Interior Floo	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,924	106.2000	100.89	295,002	2010	2010	0	0	13.00	87.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2592 HX Base Yr 2024													



BUILDING CHARACTERISTICS					
QUALITY	03 AVERAGE				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	5	MKT AREA		10	
NEIGHBORHOOD/LOC	349.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,111	100	2010	1,111	97,517
FGR	540	50	2010	270	23,699
FOP	32	30	2010	10	878
FOP	172	30	2010	52	4,564
FUS	1,481	100	2010	1,481	129,994
TOTALS	3,336			2,924	256,652

12 EVERGREEN DR, CRAWFORDVILLE

BLD DATE	04/29/2019	MMSS	LGL DATE	
XF DATE	04/29/2019	MMSS	LAND DATE	01/16/2007
INC DATE			AG DATE	JBHC

EXTRA FEATURES																	
L N	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	83	10	830.00	SF	6.00	6.00	100	2010	2010	3	43	2,141	
2	0211	CONCRETE W	0	100	62	3	186.00	SF	6.00	6.00	100	2010	2010	3	43	480	
3	0210	CONCRETE D	0	100	21	17	357.00	SF	6.00	6.00	100	2010	2010	3	43	921	
4	0955	PRIVACY FE	0	100	0	0	395.00	LF	15.00	15.00	100	2010	2010	3	60	3,555	

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		256,652			
TOTAL MARKET OB/XF VALUE		7,097			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		328,749			
SOH/AGL Deduction		0			
ASSESSED VALUE		328,749			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		278,749			
TOTAL JUST VALUE		328,749			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		317,236			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001028	Swimming Pool		10/05/2023
23001028	POOL	0	10/05/2023
17001217	ELECTRIC	0	09/14/2017
2010185	SFD-CO	0	03/24/2010
200881	ELEC FOR EMBARQ	0	02/01/2008
2007350	SFD-CO	0	03/14/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0957/0680	12/10/2014	WD	Q	I	01	227,300
GRANTOR: LONDON EDWARD T & MEG						
GRANTEE: CANNEDY DELEON J &						
0819/0870	3/05/2010	WD	U	V	12	24,000
GRANTOR: CITIZENS BANK-WAKULLA						
GRANTEE: LONDON EDWARD T & M						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2010] W22 FOP=[YR=2010] E8 N4 W8 S4\$ W15													
FGR=[YR=2010] W16 S27 E22 N18 W6 N9\$ S9 E6 S21 E18													
FOP=[YR=2010] W18 N3 W8 S5 D4 R4 E22 N6\$ S7 D4 R4 E5 R4													
U4 PTR=E5 S10 W5 FUS=[YR=2010] W31 S7 W18 S19 E18 S7 E18 S4													
D4 R4 E5 R4 U4 N11 E2 N14 W2 N12\$ E5 N10 W5\$ N37\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							