

MAGNOLIA PARK SUB  
 BLOCK A LOT 11 OR 695 P 795  
 OR 695 P 797 OR 695 P 800

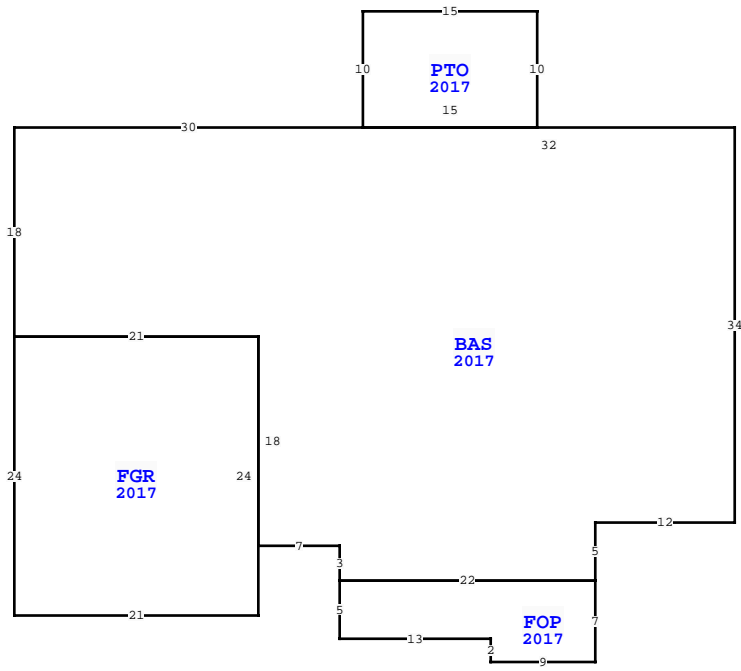
MCCOWN KAITLYN CRISTE  
 66 EVERGREEN DR  
 CRAWFORDVILLE, FL 32327

**2024**

01-4S-02W-349-01809-A11

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	05		HARDIE BRD 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	10		LAMINATED 60		
Interior Floor	14		CARPET 40		
Heating Type	04		AIR DUCTED 100		
Air Condition	03		CENTRAL 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	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	1,896	100	2017	1,896	189,969
FGR	504	50	2017	252	25,249
FOP	128	30	2017	38	3,807
PTO	150	5	2017	8	802
TOTALS	2,678			2,194	219,827

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2018									
Heated Area: 1896						HX Base Yr 2018					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,827
TOTAL MARKET OB/XF VALUE			8,482
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			293,309
SOH/AGL Deduction			87,253
ASSESSED VALUE			206,056
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			156,056
TOTAL JUST VALUE			293,309
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,092
5 YR PRCL CK, N/C			
P01111 CASE 2018DR001845			
DISSOLUTION OF MARRIAGE LEON COUNTY OR5223			
REMOVED ROBERT MCCOWN SSN PER QC DEED AND FJ			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000530	SFD-CO	0	05/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1141/0226	2/06/2020	QC	U	I	11	100
GRANTOR: MCCOWN ROBERT JACOB						
GRANTEE: MCCOWN KAITLYN CRIS						
1045/0220	8/22/2017	WD	Q	I	01	217,267
GRANTOR: M & R CONSTRUCTION &						
GRANTEE: MCCOWN ROBERT JACOB						

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	100	12			6.00	100	2017	2017	3	76	5,472	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2017	2017	3	76	1,272	
3	0211	CONCRETE W	0	100	51	3			6.00	100	2017	2017	3	76	698	
4	0211	CONCRETE W	0	100	57	4			6.00	100	2017	2017	3	76	1,040	
TOTALS																

66 EVERGREEN DR, CRAWFORDVILLE  
 BLD DATE 08/29/2017 MMSR LGL DATE  
 XF DATE 08/29/2017 MMSR LAND DATE 01/16/2007 JBBC  
 INC DATE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W32 PTO=[YR=2017] E15 N10 W15 S10\$ W30 S18									
FGR=[YR=2017] S24 E21 N24 W21\$ E21 S18 E7 S3 E22									
FOP=[YR=2017] W22 S5 E13 S2 E9 N7\$ N5 E12 N34\$.									

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	DPH 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							