

MAGNOLIA PARK SUB
 BLOCK B LOT 3
 OR 695 P 795

HAUCK JOHN DEREK/MORAN AMY L
 27 EVERGREEN DR
 CRAWFORDVILLE, FL 32327

2024

01-4S-02W-349-01809-B03

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 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 Floo	07	VYL PLANK 60
Interior Floo	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
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
BAS	1,774	100
FGR	484	50
FOP	90	30
FSP	88	55
PTO	88	5
TOTALS	2,524	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,095	114.2000	108.49	227,287	2019	2019	0	0	0	4.00	96.00
1 SINGLE FAM 100% - 2020 Heated Area: 1774 HX Base Yr 2020												

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	89	12			6.00	100	2019	2019	3	85	5,447	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2019	2019	3	85	1,964	
3	0211	CONCRETE W	0	100	53	3			6.00	100	2019	2019	3	85	811	

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				0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			218,196
TOTAL MARKET OB/XF VALUE			8,222
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			291,418
SOH/AGL Deduction			44,717
ASSESSED VALUE			246,701
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			196,701
TOTAL JUST VALUE			291,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,076

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1124/0101	8/27/2019	CR	U	I	11	247,900

GRANTOR: GOOCH CONSTRUCTION IN						
GRANTEE: HAUCK JOHN DEREK &						
1122/0600	8/27/2019	WD	Q	I	01	247,900
GRANTOR: GOOCH CONSTRUCTION IN						
GRANTEE: HAUK JOHN DEREK & M						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2019] W16 S10 W12 PTO=[YR=2019] N8 W11 S8 E11\$												
FSP=[YR=2019] W11 S8 E11 N8\$ S8 W11 N8 W17 S34 E4 S7 E12 N7												
E18 FOP=[YR=2019] W18 S5 E18 N5\$ N13 E22 FGR=[YR=2019] W22												
S22 E22 N22\$ N31\$.												