

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019	Heated Area: 1576						HX Base Yr 2019	

421 OLD MAGNOLIA RD, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			243,032
TOTAL MARKET OB/XF VALUE			9,485
TOTAL LAND VALUE - MARKET			112,500
TOTAL MARKET VALUE			365,017
SOH/AGL Deduction			73,770
ASSESSED VALUE			291,247
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			241,247
TOTAL JUST VALUE			365,017
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,883

5 YEAR PRCL CH, N/C
 ADD HX/PORTED FROM 04770-000/2019/LECKINGER
 EMAILED DR501R TO LEON-SHERMAN & CONTE 2019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000263	SOLAR SYSTEM	0	03/31/2016
15000566	MECH	0	06/25/2015
31523	SFR	0	03/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1095/0057	12/13/2018	WD	Q	I	01	360,000

GRANTOR: SHERMAN GARY G & CONT
 GRANTEE: LICKINGER CHRISTOPH
 0955/0156 11/06/2014 FD U I 11 100
 GRANTOR: SHERMAN GARY G & CONT
 GRANTEE: SHERMAN GARY G & SU

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,576	100	2004	1,576	179,485
DCK	20	10	2004	2	228
DCK	216	10	2004	22	2,505
FOP	32	30	2004	10	1,139
FOP	35	30	2004	10	1,139
FOP	239	30	2004	72	8,200
FSP	447	55	2004	246	28,016
PCP	1,238	10	2004	124	14,122
PST	483	15	2004	72	8,200
TOTALS	4,286			2,134	243,032

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	0060	DECK WOOD	0 100	12	4	48.00	SF	5.00	5.00	100	2004	2004	3	20	48	
2	0130	FIRE PLACE	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	2004	2004	3	62	806	
3	0770	PUMP HOUSE	0 100	6	8	48.00	SF	5.00	5.00	100	2005	2005	3	20	48	
4	0060	DECK WOOD	0 100	14	12	168.00	SF	5.00	5.00	100	2005	2005	3	20	168	
5	0350	BOATDOCK A	0 100	14	8	112.00	SF	24.00	24.00	100	2005	2005	3	24	645	
6	0375	WOOD WALK	0 100	24	4	96.00	SF	15.00	15.00	100	2005	2005	3	24	346	
7	0060	DECK WOOD	0 100	4	6	24.00	SF	5.00	5.00	100	2005	2005	3	20	24	
8	0009	DUMBWAITER	0 100	0	0	1.00	UT	10,000.00	10,000.00	100	2010	2010	3	74	7,400	

BLD DATE		01/27/2017	FRSR	LGL DATE	01/27/2017	FRSR
XF DATE		01/27/2017	FRSR	LAND DATE	01/27/2017	FRSR
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2004] W13 S7 E9 S34 BAS=[YR=2004] N34 W9 N7 W19 S12 FOP=[YR=2004] N5 W7 DCK=[YR=2004] W4 S5 E4 N5\$ S5 E7\$ W7 S41 E24 N12 E11\$ FSP=[YR=2004] W11 S12 W24 S9 E35 FOP=[YR=2004] E4 N8 W4 S8\$ N21\$ S3 E4 N44\$ PTR= E20 PCP=[YR=2004] S11 PST=[YR=2004] W9 S42 E12 N28 U14 L3 \$ D14 R3 S28 DCK=[YR=2004] S9 E24 N9 W24\$ E24 N45 W11 N8 W16\$ W20\$.	

LAND DESCRIPTION		TOTAL OB/XF														9,485								
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	000132	C	SFR RIVER	100		RR1	100.00	426.00	1.50	LT		1.00	1.00	1.00	75,000.00	75,000.00	112,500							