

AUDUBON FOREST LOT 1
 OR 290 P 887 OR 422 P 514
 OR 436 P 227 OR 540 P 280

MORGAN STEVEN S/MORGAN KIMBERLY A
 21 DUNCAN DR
 CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-001

BUILDING CHARACTERISTICS		
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 Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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	182.00	1.10/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,622	100
DCK	582	10
FGR	380	50
FOP	70	30
FSP	192	55
PTO	144	5
TOTALS	2,990	

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%	- 2014		245,229	2002	2006	0	0	17.00	83.00	
Heated Area: 1622 HX Base Yr 2014												
BLD DATE 12/04/2019 MMSR LGL DATE XF DATE 12/04/2019 MMSR LAND DATE 12/04/2019 MMSR INC DATE AG DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		203,540	
TOTAL MARKET OB/XF VALUE		9,687	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		258,227	
SOH/AGL Deduction		89,753	
ASSESSED VALUE		168,474	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		118,474	
TOTAL JUST VALUE		258,227	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000494	REROOF SFD/SHINGL	0	09/16/2021
20000414	WINDOWS-CO	0	09/15/2020
19000986	DECK-CO	0	07/11/2019
028288	SFD	0	10/12/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0921/0013	9/05/2013	WD Q	Q	I	01	147,000
GRANTOR: JONES RANDALL J & FUC						
GRANTEE: MORGAN STEVEN S & K						
0540/0280	5/26/2004	WD Q	Q	I		171,000
GRANTOR: PARIDO						
GRANTEE: JONES						

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	88 14	1,232.00	SF	6.60	6.60	100	2002	2002	3	20	1,626	
2	0211	CONCRETE W	0 100	60 3	180.00	SF	6.60	6.60	100	2002	2002	3	20	238	
3	0140	FIRE PLACE	0 100	0 0	1.00	UT	2,090.00	2,090.00	100	2002	2002	3	59	1,233	
4	0955	PRIVACY FE	0 100	0 0	382.00	LF	16.50	16.50	100	2018	2018	3	95	5,988	
5	0625	PORT WD UT	0 100	16 10	160.00	SF	6.60	6.60	100	2013	2013	3	57	602	
TOTALS													2,990		

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	45,000.00	45,000.00	45,000								