

AUDUBON FOREST LOT 7
 OR 290 P 887 OR 395 P 531
 OR 412 P 580 OR 1145 P 1

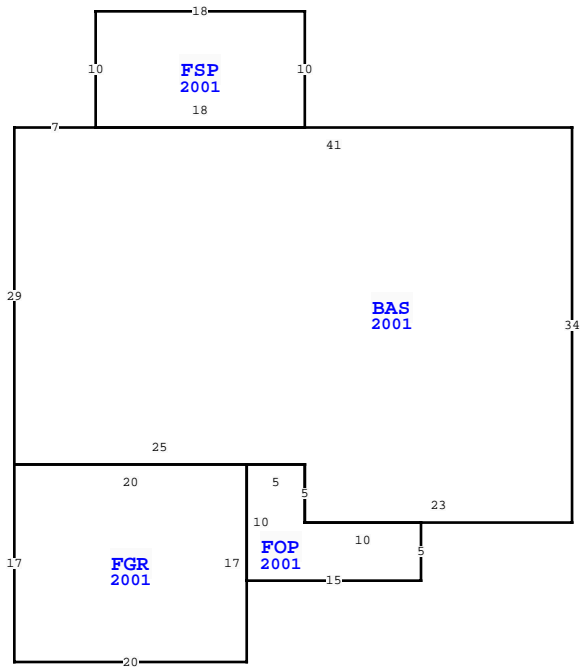
MURNS STELLA MARIE NICOLE/MURNS CHRISTOPHER STEVEN
 71 DUNCAN DR
 CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	70
Exterior Wall	19	COMMON BRK	30
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	10	LAMINATED	100
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	182.00	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,507	100	2001
FGR	340	50	2001
FOP	100	30	2001
FSP	180	55	2001
TOTALS	2,127		

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%	2021									Heated Area: 1507	HX Base Yr 2021



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			174,260
TOTAL MARKET OB/XF VALUE			6,622
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			225,882
SOH/AGL Deduction			40,409
ASSESSED VALUE			185,473
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			135,473
TOTAL JUST VALUE			225,882
NCON VALUE			352
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,800
FR 5YR CK 6/12/23 CHG EYB FOR NEW ROOF; PU XFOBS;			
CHG OF ADDR PER HX APP			
ADD HX FOR 2021- MURNS			
GAVE HX APP TO OWNR TO COMPLETE & RETURN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000506	RE-ROOF	0	10/26/2020
028089	SFD	0	08/20/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/0866	10/07/2020	WD	Q	I	01	170,000
GRANTOR: MADISON ALAMOSA HECM						
GRANTEE: MURNS STELLA MARIE						
1145/0001	3/26/2020	CT	U	I	38	100
GRANTOR: MADISON ALAMOSA HECM						
GRANTEE: MADISON ALAMOSA HEC						

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	50	16			800.00	100	2001	2001	3	20	1,056	
2	0211	CONCRETE W	0	100	14	4			56.00	100	2001	2001	3	20	74	
3	0955	PRIVACY FE	0	100	0	0			445.00	100	2012	2012	3	70	5,140	
4	0940	OPEN SHED	0	100	8	10			80.00	100	2024	2023	AV	100	352	
5	0605	PORT VINYL	0	100	6	7			42.00	100	2024	2023	AV	100	0	

TOTAL OB/XF													
6,622													

BUILDING NOTES													
71 DUNCAN DR, CRAWFORDVILLE													
BLD DATE 08/13/2018 MMJT LGL DATE 08/13/2018 MMJT													
XF DATE 08/13/2018 MMJT LAND DATE 08/13/2018 MMJT													
INC DATE AG DATE													

BUILDING DIMENSIONS													
BAS=[YR=2001] W41 FSP=[YR=2001] E18 N10 W18 S10\$ W7 S29													
FGR=[YR=2001] S17 E20 N17 FOP=[YR=2001] S10 E15 N5 W10 N5 W5\$													
W20\$ E25 S5 E23 N34\$.													

LAND DESCRIPTION																								
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							