AUDUBON FOREST LOT 34
OR 290 P 887 OR 321 P 52
OR 693 P 487 OR 1146 P 140

HARLEY MACKENZIE LEIGH/DUARTE JULIUS WARREN ANDREW
241 DUNCAN DR
CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-034

BUILDING CHARACTERISTICS

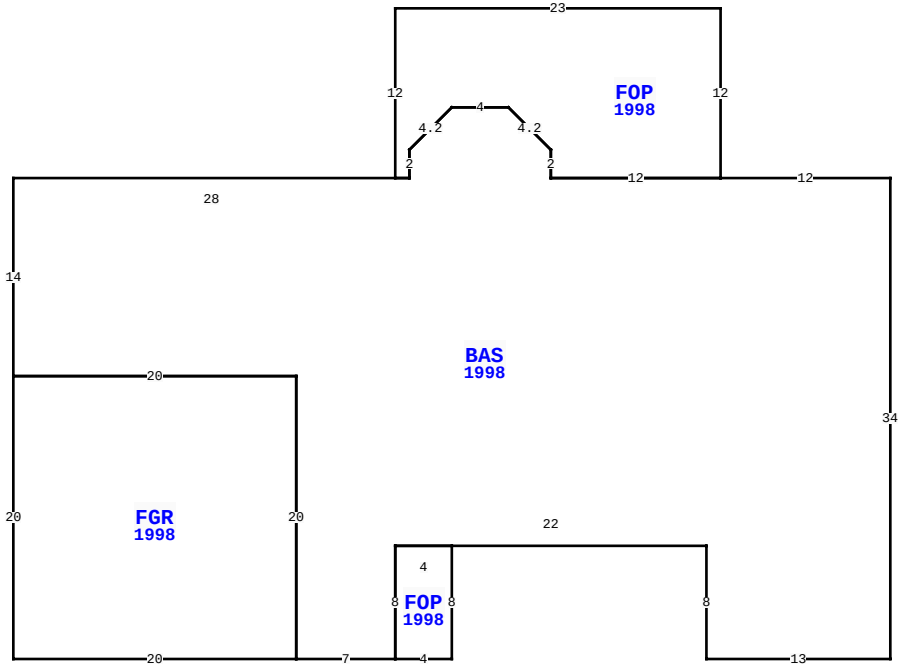
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	0	0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,573	100	1998	1,573	141,782
FGR	400	50	1998	200	18,027
FOP	32	30	1998	10	902
FOP	235	30	1998	70	6,310
TOTALS	2,240			1,853	167,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	115.0000	120.18	222,694	1998	1998	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 1573 HX Base Yr 2022



241 DUNCAN DR, CRAWFORDVILLE

BLD DATE	08/14/2018	MMJT	LGL DATE	
XF DATE	08/14/2018	MMJT	LAND DATE	08/14/2018 MMJT
INC DATE			AG DATE	

EXTRA FEATURES

LN	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	148	12	1,776.00	SF	6.60	6.60	100	1998	1998	3	20	2,344	
2	0955	PRIVACY FE	0	100	0	0	332.00	LF	16.50	16.50	100	2002	2002	3	0	0	
3	0211	CONCRETE W	0	100	42	3	126.00	SF	6.60	6.60	100	1998	1998	3	20	166	
4	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,090.00	2,090.00	100	1998	1998	3	55	1,150	
5	0055	PORTABLE C	0	100	24	25	600.00	SF	0.00	0.00	100	2022	2022	3	97	0	
6	0950	METAL SHED	0	100	13	25	325.00	SF	8.80	8.80	100	2022	2022	3	97	2,774	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		167,020
TOTAL MARKET OB/XF VALUE		6,434
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		218,454
SOH/AGL Deduction		45,027
ASSESSED VALUE		173,427
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,427
TOTAL JUST VALUE		218,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,779

21 PORT TO 11626-033 KELLIS

CORRECTED LINEAR FEET XFOB LN 2 - PRIV FENCE

PERMIT PU PORT CARPORT & MTL SHED CC 9/6/22

2022 PORT FROM 00-00-078-113-10722-004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000815	SHED-CC	0	08/10/2022
19000357	REROOF-CO	0	03/25/2019
023562	NEW HSE	0	05/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0326	6/24/2024	WD	Q	I	01	335,000
GRANTOR: THOMAS TIFFANY M						
GRANTEE: HARLEY MACKENZIE LE						
1238/0551	11/12/2021	WD	Q	I	01	265,000
GRANTOR: KELLIS JARED & CHARRO						
GRANTEE: THOMAS TIFFANY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 FOP=[YR=1998] N12 W23 S12 E1 N2 U3 R3 E4 R3 D3 S2 E12$ W12 N2 U3 L3 W4 L3 D3 S2 W28 S14 E20 S20 FGR=[YR=1998] N20 W20 S20 E20$ E7 N8 FOP=[YR=1998] S8 E4 N8 W4$ E22 S8 E13 N34$.

LAND DESCRIPTION

TOTAL OB/XF 6,434

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 09/14/2022 BY MMLH Total Acres: 0.68 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/13/2026 BY SYS