

AUDUBON FOREST LOT 41  
 OR 290 P 887 OR 320 P 448  
 OR 333 P 784 OR 992 P 642

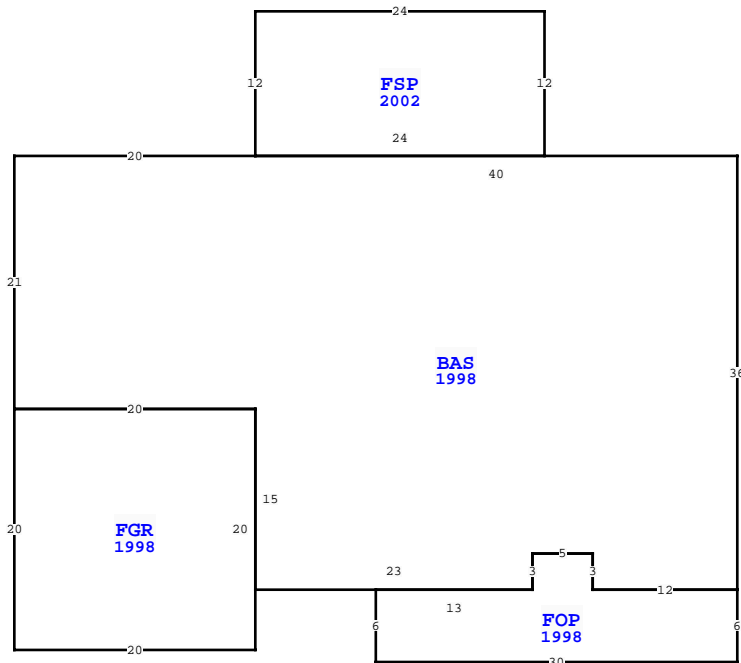
SHELL LAUREN  
 88 DUNCAN DR  
 CRAWFORDVILLE, FL 32327

**2024**

36-3S-02W-182-01763-041  


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	11	CLAY TILE 30
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

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%	- 2024									Heated Area: 1845	HX Base Yr 2024



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	1,845	100	1998	1,845	174,394
FGR	400	50	1998	200	18,905
FOP	195	30	1998	58	5,483
FSP	288	55	2002	158	14,935
TOTALS	2,728			2,261	213,716

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			213,716
TOTAL MARKET OB/XF VALUE			2,579
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			261,295
SOH/AGL Deduction			0
ASSESSED VALUE			261,295
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			211,295
TOTAL JUST VALUE			261,295
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,254
2024 GAINES - PORT TO 10124-001			
FR, 5 YR CK, NC.			
5 YR PRCL CK, CHG FLOR.			
ADD HX FOR 2017			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000730	REROOF-CO	0	07/09/2018
2011301	MECH	0	05/09/2011
023242	NEW HSE	0	02/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/0106	2/28/2023	WD Q	Q	I	01	305,000
GRANTOR: GAINES AMANDA & RYAN						
GRANTEE: SHELL LAUREN						
0992/0642	2/18/2016	WD Q	Q	I	01	178,000
GRANTOR: JARRIEL EDWARD & DONN						
GRANTEE: BROWN AMANDA & GAIN						

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	0140	FIRE PLACE	0	100	0	0		1.00	UT 2,090.00	100	1998	1998	3	55	1,150	
2	0210	CONCRETE D	0	100	56	16		896.00	SF 6.60	100	1998	1998	3	20	1,183	
3	0211	CONCRETE W	0	100	62	3		186.00	SF 6.60	100	1998	1998	3	20	246	

88 DUNCAN DR, CRAWFORDVILLE														BLD DATE	08/17/2018	MMJT	LGL DATE		
														XF DATE	08/17/2018	MMJT	LAND DATE	08/17/2018	MMJT
														INC DATE			AG DATE		
														TOTAL OB/XF				2,579	

BUILDING NOTES													
BAS=[YR=1998] W40 FSP=[YR=2002] E24 N12 W24 S12\$ W20 S21													
FGR=[YR=1998] S20 E20 N20 W20\$ E20 S15 E23 N3 E5 S3 E12													
FOP=[YR=1998] W12 N3 W5 S3 W13 S6 E30 N6\$ N36\$.													

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							