

AUDUBON FOREST LOT 45  
 OR 290 P 887 OR 446 P 539  
 OR 476 P 887 OR 709 P 278

ENGLISH PATRICIA ANN/ENGLISH ANN-MICHELLE  
 48 DUNCAN DRIVE  
 CRAWFORDVILLE, FL 32327

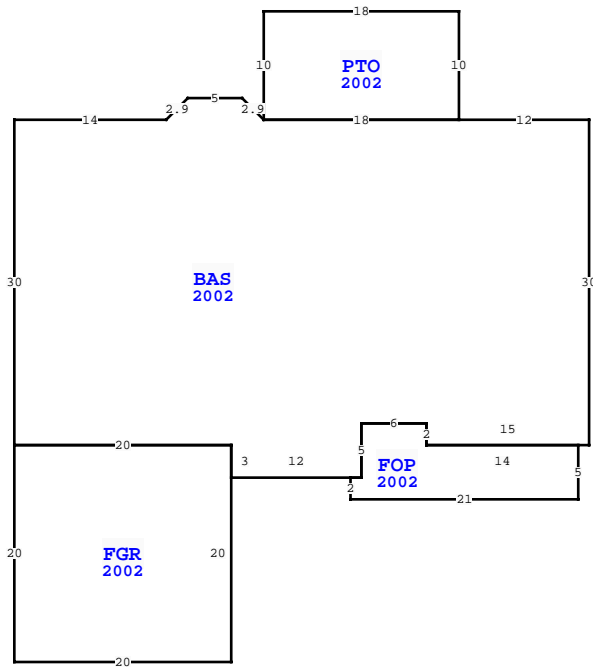
2024

36-3S-02W-182-01763-045



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	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	14	CARPET	70
Interior Floor	07	VYL PLANK	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
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	1,628	100	2002
FGR	400	50	2002
FOP	114	30	2002
PTO	180	5	2002
TOTALS	2,322		

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%	- 2008									Heated Area: 1628 HX Base Yr 2008	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	183,540		
TOTAL MARKET OB/XF VALUE	2,723		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	231,263		
SOH/AGL Deduction	85,997		
ASSESSED VALUE	145,266		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	95,266		
TOTAL JUST VALUE	231,263		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	225,706		
FR 5YR CK 6/12/23; CHG RCVR AND EYB TO 2006 FOR NE			
5 YR PRCL CH, N/C			
XFOB LN 3, PU XFOB LN 4, DEL XFOB LN 5			
CORR TRAV, PU DIMENS & SF XFOB LN 1, CORR LF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000836	ROOF OVER/METAL		08/18/2022
16000500	MECH	0	05/24/2016
29057	SFD	0	05/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0709/0278	4/27/2007	WD Q	Q	I		190,000
GRANTOR: PARRISH LINDA Y.						
GRANTEE: ENGLISH PATRICIA AN						
0476/0887	3/04/2003	WD Q	Q	I		146,600
GRANTOR: BRIDLE GATE						
GRANTEE: PARRISH						

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	101	12	SF	6.60	6.60	100	2002	2002	3	20	1,600	
2	0130	FIRE PLACE	0	100	0	0	UT	1,430.00	1,430.00	100	2003	2003	3	60	858	
3	0955	PRIVACY FE	0	100	0	0	LF	16.50	16.50	100	2003	2003	3	0	0	
4	0211	CONCRETE W	0	100	67	3	SF	6.60	6.60	100	2002	2002	3	20	265	

TOTAL OB/XF														2,723			
BLD DATE	XF DATE	INC DATE	MMSR	LGL DATE	LAND DATE	AG DATE	MMSR										
08/17/2018	08/17/2018			08/17/2018													

BUILDING NOTES													
BAS=[YR=2002] W12 PTO=[YR=2002] N10 W18 S10 E18\$ W18 L2 U2 W5 L2 D2 W14 S30 FGR=[YR=2002] S20 E20 N20 W20\$ E20 S3 E12 N5 E6 S2 FOP=[YR=2002] N2 W6 S5 W1 S2 E21 N5 W14\$ E15 N30\$.													

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							