

AUDUBON FOREST LOT 46  
 OR 290 P 887 OR 427 P 222  
 OR 428 P 638 OR 739 P 881

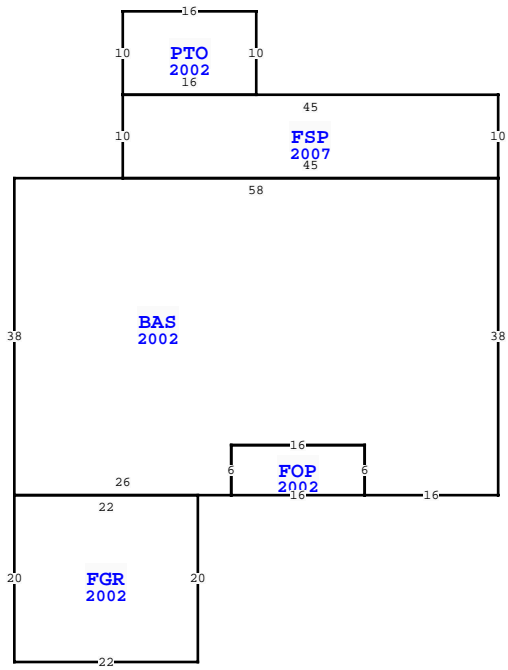
HENDERSON JASON DOUGLAS/HENDERSON VICTORIA L  
 28 DUNCAN DRIVE  
 CRAWFORDVILLE, FL 32326

**2024**

36-3S-02W-182-01763-046  


ELEMENT		CD	CONSTRUCTION		
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	12	HARDWOOD	60		
Interior Floo	14	CARPET	40		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2002	2,108	209,169
FGR	440	50	2002	220	21,830
FOP	96	30	2002	29	2,878
FSP	450	55	2007	248	24,608
PTO	160	5	2002	8	793
TOTALS	3,254			2,613	259,279

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% - 2020									
Heated Area: 2108										HX Base Yr 2020	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				259,279	
TOTAL MARKET OB/XF VALUE				1,902	
TOTAL LAND VALUE - MARKET				45,000	
TOTAL MARKET VALUE				306,181	
SOH/AGL Deduction				83,775	
ASSESSED VALUE				222,406	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				172,406	
TOTAL JUST VALUE				306,181	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				310,118	
FR 5YR CK 6/12/23; CHG XFOB TO 625					
INCR EYB 2002-2006 RE-ROOF CC 3-2022					
GIRARD.					
RCVD SURVIVING SPOUSE BENEFIT LETTER-MICHELE					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B24-000497	HVAC CHANGE OUT-C		05/15/2024		
OB22-000100	RE-ROOF-CC	0	02/17/2022		
18000052	GENERATOR	0	02/01/2018		
028411	SFD	0	11/27/2001		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1113/0856	6/11/2019	WD	Q / I	01	262,600
GRANTOR: GIRARD MICHELE					
GRANTEE: HENDERSON JASON DOU					
0739/0881	12/17/2007	QC	Q / I	01	100
GRANTOR: DEFEND DOUGLAS H SR					
GRANTEE: DEFEND DOUGLAS H SR					
BUILDING NOTES					
BUILDING DIMENSIONS					
FSP=[YR=2007] W45 PTO=[YR=2002] E16 N10 W16 S10\$ S10 E45 BAS=[YR=2002] W58 S38 FGR=[YR=2002] S20 E22 N20 W22\$ E26 N6 E16 FOP=[YR=2002] W16 S6 E16 N6\$ S6 E16 N38\$ N10\$.					

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	94	13	SF	6.60	6.60	100	2002	2002	3	20	1,613	
2	0625	PORT WD UT	0	100	8	10	SF	0.00	0.00	100	2003	2003	3	21	0	
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	73	3	SF	6.60	6.60	100	2002	2002	3	20	289	

TOTAL OB/XF										1,902					
BLD DATE 08/17/2018 MMSR										LGL DATE		08/17/2018 MMSR			
XF DATE 08/17/2018 MMSR										LAND DATE					
INC DATE										AG DATE					

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							

TOTAL OB/XF 1,902																								
REVIEW DATE 06/12/2023 BY FRLH Total Acres: 0.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/13/2026 BY SYS																								