

AUDUBON FOREST LOT 50  
OR 290 P 887  
OR 343 P 472 OR 374 P 334

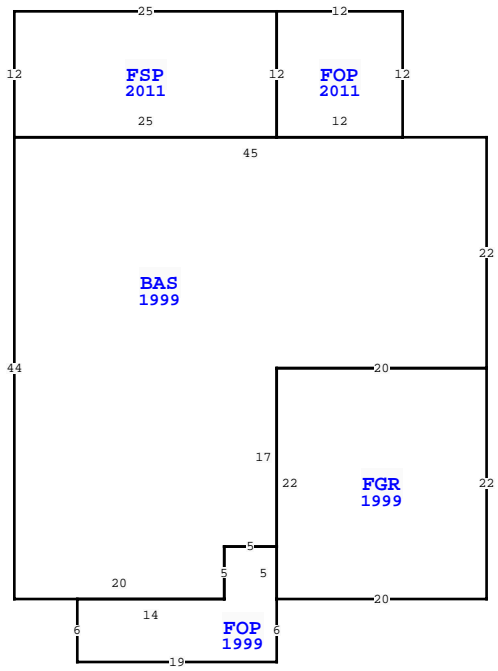
KNOWLES BARBARA/POSTORINO LINDA A  
298 DUNCAN DR  
CRAWFORDVILLE, FL 32327

**2024**

36-3S-02W-182-01763-050  


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	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 Floor	10	LAMINATED		50	
Interior Floor	11	CLAY TILE		50	
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				10
NEIGHBORHOOD/LOC	182.00			1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100	1999	1,515	153,246
FGR	440	50	1999	220	22,254
FOP	139	30	1999	42	4,248
FOP	144	30	2011	43	4,350
FSP	300	55	2011	165	16,690
TOTALS	2,538			1,985	200,786

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%	- 2005								
Heated Area: 1515						HX Base Yr 2005					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		200,786	
TOTAL MARKET OB/XF VALUE		6,308	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		252,094	
SOH/AGL Deduction		108,317	
ASSESSED VALUE		143,777	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		93,777	
TOTAL JUST VALUE		252,094	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,670	
INCR EYB 1999-2003 RE-ROOF CC 1-2022			
MAR CERT OR 1166 P 483			
5 YR PRCL CK, CHG HTTP, CODE XFOB LN 2, PU 9			
LF XFOB LN 2, PU XFOB LN 3-8			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB21-000603	RE-ROOF-CC	0	11/30/2021
20000215	MECH	0	03/10/2020
024199	HSE	0	10/21/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0374/0334	2/22/2000	WD Q	I			113,300
GRANTOR: BRIDLEGATE AUDUBON, I						
GRANTEE: KNOWLES BARBARA & L						
0343/0472	1/19/1999	WD U	V			15,200
GRANTOR: BRIDLEGATE AUDUBON, I						
GRANTEE:						

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	162	10	1,620.00	SF	6.60	6.60	100	1999	1999	3	20	2,138	
2	0955	PRIVACY FE	0	100	0	0	330.00	LF	16.50	16.50	100	2002	2002	3	0	0	
3	0211	CONCRETE W	0	100	36	3	108.00	SF	6.60	6.60	100	1999	1999	3	20	143	
4	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,090.00	2,090.00	100	1999	1999	3	56	1,170	
5	0955	PRIVACY FE	0	100	0	0	44.00	LF	16.50	16.50	100	2011	2011	3	65	472	
6	0060	DECK WOOD	0	100	0	0	511.00	SF	5.50	5.50	100	2007	2007	3	40	1,124	
7	0600	GRN HSE FA	0	100	10	8	80.00	SF	4.40	4.40	100	2009	2009	3	39	137	
8	0700	PORT BLDG	0	100	12	12	144.00	SF	8.80	8.80	100	2011	2011	3	76	963	
9	0940	OPEN SHED	0	100	8	6	48.00	SF	4.40	4.40	100	2017	2017	3	76	161	

TOTAL OB/XF											
6,308											
BLD DATE	08/17/2018	MMJTT	LGL DATE								
XF DATE	08/17/2018	MMJTT	LAND DATE	08/17/2018 MMJTT							
INC DATE			AG DATE								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1999] W45 FSP=[YR=2011] E25 N12 FOP=[YR=2011] S12 E12 N12 W12\$ W25 S12\$ S44 E20 N5 E5 N17 E20 FGR=[YR=1999] W20 S22 FOP=[YR=1999] N5 W5 S5 W14 S6 E19 N6\$ E20 N22\$ N22 \$.											

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							