

AUDUBON FOREST LOT 56
 OR 290 P 887 OR 383 P 307
 OR 393 P 75 OR 861 P 235

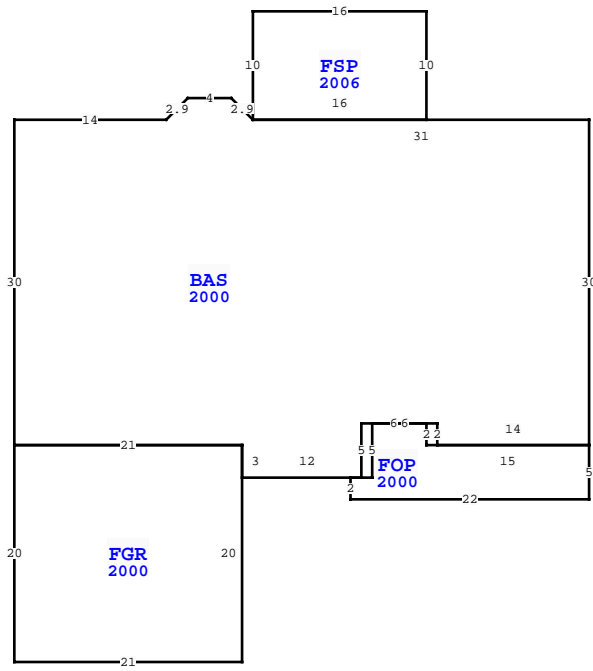
GAGE DANIELLE K Q/GAGE RICHARD ALAN
 252 DUNCAN DR
 CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-056


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
12	HARDWOOD 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
	0 100				
	0 100				
13	GOOD 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	10			
182.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100	2000	1,626	185,073
FGR	420	50	2000	210	23,902
FOP	119	30	2000	36	4,098
FSP	160	55	2006	88	10,016
TOTALS	2,325			1,960	223,090

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,960	141.4500	147.82	289,727	2000	2000	0	0	23.00	77.00
1 SINGLE FAM 100% - 2024 Heated Area: 1626 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		239,178	
TOTAL MARKET OB/XF VALUE		16,846	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		301,024	
SOH/AGL Deduction		0	
ASSESSED VALUE		301,024	
TOTAL EXEMPTION VALUE		HX HB DV 60,000	
BASE TAXABLE VALUE		241,024	
TOTAL JUST VALUE		301,024	
NCON VALUE		16,088	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,296	
FR 5YR CK 6/14/23; BLDG 2 CHG BUSE & QUAL, PU NEW			
2022 VALUES PORT TO JEFFERSON - LIZENBEE			
DY COMPLETED.			
5 YR PRCL CK, CHG TRAV, FLOR. XFOB LN 3 ALREA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000459	METAL BUILDING	0	04/26/2018
16000316	RE-ROOF-CO	0	04/04/2016
20061510	POOL ENCLOSURE	0	09/15/2006
20061163	POOL	0	07/17/2006
026554	HSE	0	05/12/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/0628	7/07/2022	WD Q	Q	I	01	345,000
GRANTOR: LIZENBEE SENA & WESLE						
GRANTEE: GAGE DANIELLE K Q &						
0997/0277	4/15/2016	WD Q	Q	I	01	180,000
GRANTOR: WILLIAMS KYLE D & JES						
GRANTEE: LIZENBEE SENA WESLE						

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	1.00	UT	2,090.00	2,090.00	100	2000	2000	3	57	1,191	
2	0210	CONCRETE D	0	100	48	768.00	SF	6.60	6.60	100	2000	2000	3	20	1,014	
3	0955	PRIVACY FE	0	100	0	366.00	LF	16.50	16.50	100	2002	2002	3	0	0	
4	0225	POOL, FIBER	0	100	20	200.00	SF	55.00	55.00	100	2006	2006	3	27	2,970	
5	0815	SCREEN POO	0	100	44	1,056.00	SF	16.50	16.50	100	2006	2006	3	66	11,500	
6	0211	CONCRETE W	0	100	32	96.00	SF	6.60	6.60	100	2006	2006	3	27	171	

TOTAL OB/XF											
16,846											
BLD DATE 08/20/2018 MMJT LGL DATE											
XF DATE 08/20/2018 MMJT LAND DATE 08/20/2018 MMJT											
INC DATE AG DATE											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2000] W31 FSP=[YR=2006] E16 N10 W16 S10\$ U2 L2 W4 L2 D2 W14 S30 E21 FGR=[YR=2000] W21 S20 E21 N20\$ S3 E12 N5 E6 S2 E14 FOP=[YR=2000] W15 N2 W6 S5 W1 S2 E22 N5\$ N30\$.											

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							

