

AUDUBON FOREST LOT 68
OR 290 P 887
OR 340 P 182 OR 373 P 544

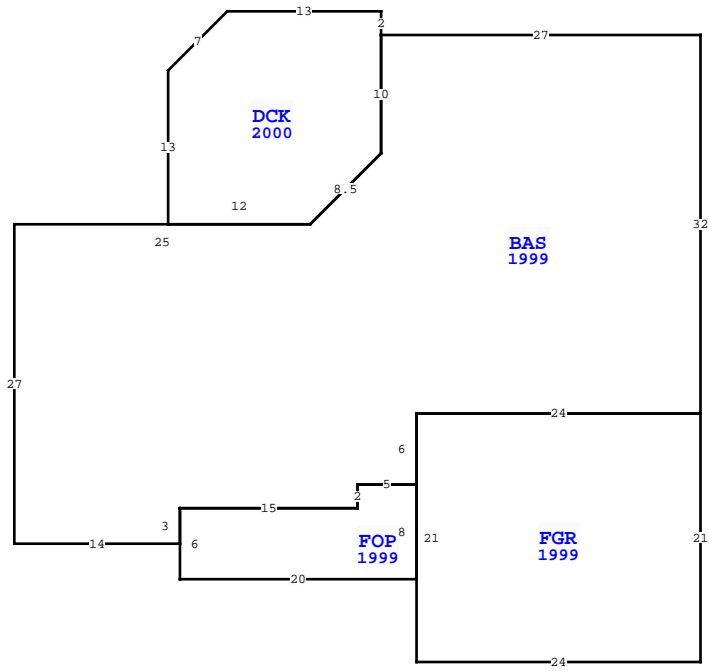
PARKER THADIS R/PARKER NANCY G
302 DUNCAN DR
CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-068

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
05	HARDIE BRD 80		
19	COMMON BRK 20		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
12	HARDWOOD 90		
14	CARPET 10		
03	FORCED AIR 100		
03	CENTRAL 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Story Height	0	100
1.	Stories	1.	100
	Units	0	100
03	AVERAGE		
0100	SINGLE FAMILY		
5	MKT AREA	10	
182.00	NEIGHBORHOOD/LOC	1.10/	
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1999	1,682	164,661
DCK	2000	294	2,839
FGR	1999	504	24,670
FOP	1999	130	3,818
TOTALS		2,610	195,988

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		244,985	1999	2003	0	0	20.00	80.00	
Heated Area: 1682 HX Base Yr 2020												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		195,988	
TOTAL MARKET OB/XF VALUE		4,469	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		245,457	
SOH/AGL Deduction		61,709	
ASSESSED VALUE		183,748	
TOTAL EXEMPTION VALUE		105,000	
BASE TAXABLE VALUE		78,748	
TOTAL JUST VALUE		245,457	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,675	
FR 5YR CK 6/20/23; INCR EYB 1999-2003 RE-ROOF; CHG			
2020 SX APPLIED - PARKER			
CALL TO OWNER, REQ INCOME DOCS AND PHY FORM			
PENDING PHY FORM & INCOME FOR SX			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000670	REROOF-CO	0	06/20/2018
024157	HSE	0	10/12/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1134/0102	12/06/2019	WD	Q	I	01	235,000
GRANTOR: BEARD DEBORAH F/K/A C						
GRANTEE: PARKER THADIS R & N						
0550/0760	8/03/2004	QC	U	I		100
GRANTOR: CASTO						
GRANTEE: CASTO						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	100	54	16	864.00	SF	6.60	6.60	100	1999
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,090.00	2,090.00	100	2000
3	0955	PRIVACY FE	0	100	0	0	282.00	LF	16.50	16.50	100	2002
4	0211	CONCRETE W	0	100	44	3	132.00	SF	6.60	6.60	100	1999
5	0940	OPEN SHED	0	100	24	12	288.00	SF	4.40	4.40	100	2014
6	0625	PORT WD UT	0	100	24	12	288.00	SF	6.60	6.60	100	2014

TOTAL OB/XF												
4,469												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00

BUILDING NOTES						
302 DUNCAN DR, CRAWFORDVILLE						
BLD DATE 08/20/2018 MMJT LGL DATE 08/20/2018 MMJT						
XF DATE 08/20/2018 MMJT LAND DATE 08/20/2018 MMJT						
INC DATE AG DATE						

BUILDING DIMENSIONS												
BAS=[YR=1999] W27 DCK=[YR=2000] N2 W13 L5 D5 S13 E12 R6 U6 N10\$ S10 D6 L6 W25 S27 E14 N3 E15 N2 E5 FOP=[YR=1999] W5 S2 W15 S6 E20 N8 \$ N6 E24 FGR=[YR=1999] W24 S21 E24 N21\$ N32\$.												

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00