MAGNOLIA GARDENS
BLOCK A LOT 20
DB 59 P 98 & OR 92 P 916

KEEN DAVID A.
2245 UPLAND WAY
TALLAHASSEE, FL 32311

2024

00-00-078-013-10743-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Heating Type	03	FORCED AIR 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	08	FAIR
DOR CODE	0200	MOBILE HOME

MAP NUM: 3 | MKT AREA: 10

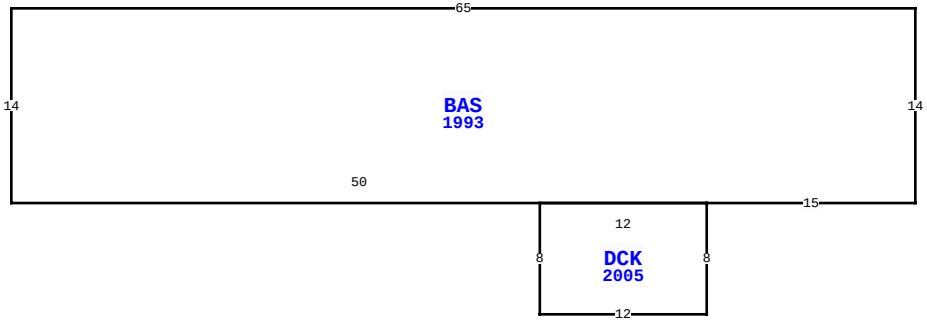
NEIGHBORHOOD/LOC: 13.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	1993	910	34,743
DCK	96	10	2005	10	382
TOTALS	1,006			920	35,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	920	90.9000	79.54	73,177	1991	1991	0	0	0	52.00	48.00

1 MOBILE HOM 0% - 0 Heated Area: 910 HX Base Yr



56 CLOER LN, CRAWFORDVILLE

BLD DATE	03/04/2020 FRAK	LGL DATE	
XF DATE		LAND DATE	03/09/2019 JB
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,125
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	59,125
SOH/AGL Deduction	41,397
ASSESSED VALUE	17,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,728
TOTAL JUST VALUE	59,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,411

5 YR PRCL CK, CHG FOUNDATION, A/C, HTTP - FUTURE P

5 YR PRCL CH, N/C

QUAL, FLOOR, HTTP, PU CORR TRAV

5 YR PRCL CH, PU FNDN & FRME, CORR EXW, INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0592/0363	5/11/2005	WD	Q	I	02	74,000
GRANTOR: EVANS						
GRANTEE: KEEN						
0300/0585	6/02/1997	WD	U	I		36,500
GRANTOR: EVANS EDWARD J & ROBE						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E50 DCK=[YR=2005] W12 S8 E12 N8$ E15 N14$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000201	C	MH	0					1.00	LT		1.00	1.00	2.00	12,000.00	24,000.00	24,000							

REVIEW DATE 08/12/2024 BY Nwatts Total Acres: 0.42 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 04/29/2026 BY SYS