

MAGNOLIA GARDENS BLOCK A  
 LOT 24 OR 57 P 644  
 OR 454 P 333 OR 459 P 403

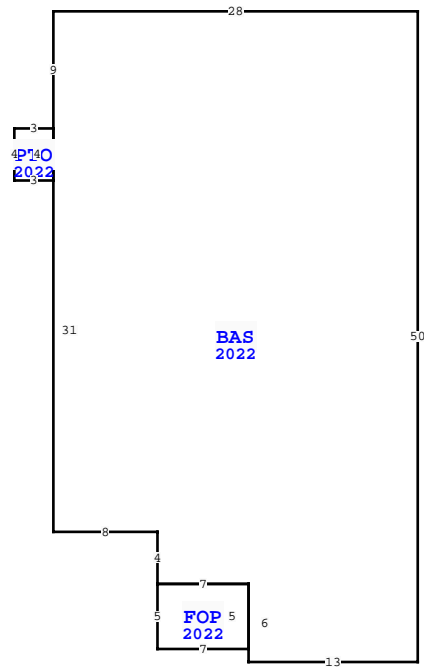
RIVERA REYES NILDA/WALDRON MICHAEL R JR  
 66 CLOER LN  
 CRAWFORDVILLE, FL 32327-3376

**2024**

00-00-078-013-10747-000

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 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	07		VYL PLANK	100	
Heating Type	13		HEAT PUMP	100	
Air Condition	13		HEAT PUMP	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	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	1,278	100	2022	1,278	162,265
FOP	35	30	2022	10	1,270
PTO	12	5	2022	1	127
TOTALS	1,325			1,289	163,661

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,289	108.0000	128.25	165,314	2022	2022	0	0	1.00	99.00			
1 SINGLE FAM 0% - 2023 Heated Area: 1278 HX Base Yr														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			163,661
TOTAL MARKET OB/XF VALUE			2,415
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			178,076
SOH/AGL Deduction			17,179
ASSESSED VALUE			160,897
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			160,897
TOTAL JUST VALUE			178,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,270
5 YR PRCL CK, PU XFOB - FUTURE PAPER			
2023 TRIM RETURNED COA			
FR PU NEW SFD XFOB 0210 0211 0605			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000025	SFD-CO	0	02/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/0034	5/31/2022	WD Q	Q	I	01	199,000
GRANTOR: S & P INVESTMENTHOLDI						
GRANTEE: RIVERA REYES NILDA						
1247/0004	1/11/2022	WD Q	Q	V	01	9,000
GRANTOR: WIENECKE LOUIS G						
GRANTEE: S & P INVESTMENTHOL						

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	0	20	20	400.00	SF	6.00	6.00	100	2022	2022	3	97	2,328	
2	0211	CONCRETE W	0	0	5	3	15.00	SF	6.00	6.00	100	2022	2022	3	97	87	
3	0700	PORT BLDG	0	0	6	6	36.00	SF	0.00	0.00	100	2022	2022	3	98	0	
TOTALS															2,415		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2022] W28 S9 PTO=[YR=2022] W3 S4 E3 N4\$ S31 E8 S4 FOP=[YR=2022] S5 E7 N5 W7\$ E7S6 E13 N50\$.			

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0			50.00	113.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							