

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

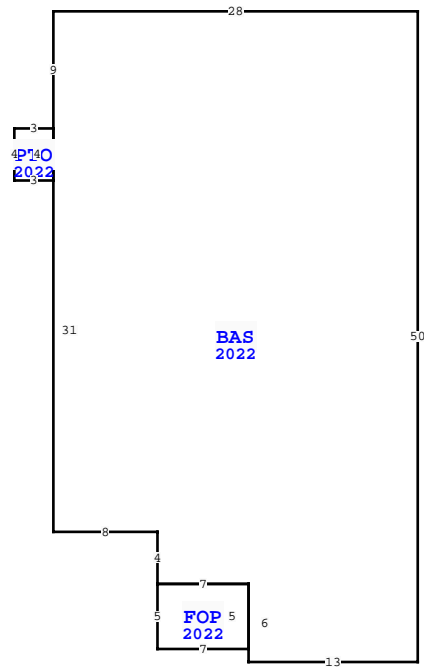
RIVERA REYES NILDA/WALDRON MICHAEL R JR
66 CLOER LN
CRAWFORDVILLE, FL 32327-3376

2024

00-00-078-013-10747-000

| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|------------------|----------------|------|--------------|----------------------|
| 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 | |

| TOTAL OB/XF | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 2,415 | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 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 | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0 | | | 50.00 | 113.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |

| TOTAL OB/XF | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 2,415 | | | | | | | | | | | | | |