MAGNOLIA GARDENS
BLOCK A LOT 37
OR 48 P 896

REYES RAMIRO G/VEGA REYES ANNABELLE
8509 HAVANA HWY
HAVANA, FL 32333

2024

00-00-078-013-10760-000

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	08	FAIR
DOR CODE	0100	SINGLE FAMILY

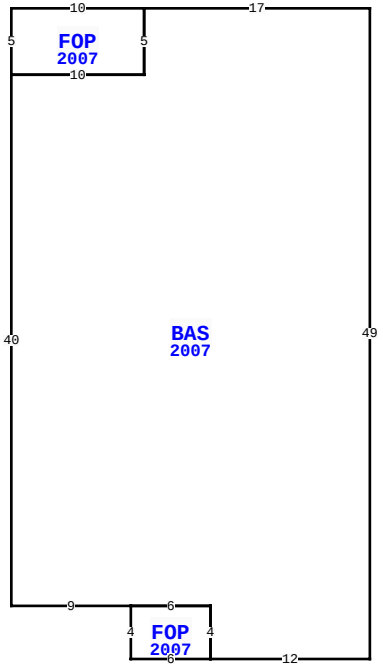
MAP NUM: 3 | MKT AREA: 10
NEIGHBORHOOD/LOC: 13.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	2007	1,213	127,101
FOP	24	30	2007	7	734
FOP	50	30	2007	15	1,572
TOTALS	1,287			1,235	129,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,235	102.6000	121.84	150,472	2007	2009	0	0	0	14.00	86.00

1 SINGLE FAM 0% - 2023 Heated Area: 1213 HX Base Yr



116 CLOER LN, CRAWFORDVILLE

BLD DATE	03/06/2020	FRAK	LGL DATE	03/09/2019	JB
XF DATE	03/06/2020	FRAK	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	129,406
TOTAL MARKET OB/XF VALUE	2,118
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	146,824
SOH/AGL Deduction	15,135
ASSESSED VALUE	131,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,689
TOTAL JUST VALUE	146,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,717

5 YR PRCL CK,CHG QUAL FAIR TO AVG, XFOB - FUTURE P
INCR EYB 2007-2009 HVAC-CC 9-2022
5 YR PRCL CH, CHG CODE XFOB LN 2
RECALC 2019 & 2020 SOH- PRGRM ERROR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000594	HVAC-CC	0	09/23/2022
2007760	SFD-CO	0	05/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/0826	8/03/2022	WD	Q	I	01	179,000
GRANTOR: POLLARD MARION L & ER						
GRANTEE: REYES RAMIRO G & AN						
0780/0222	11/26/2008	WD	Q	I		119,100
GRANTOR: BROWN STACY P. & VICK						
GRANTEE: POLLARD MARION L. &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 FOP=[YR=2007] W10 S5 E10 N5$ S5 W10 S40 E9 FOP=[YR=2007] S4 E6 N4 W6$ E6 S4 E12 N49$.

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
1	0955	PRIVACY FE	0	0	0	0	166.00	LF	15.00	15.00	100	2013	2013	3	75	1,868	
2	0625	PORT WD UT	0	0	10	8	80.00	SF	6.00	6.00	100	2012	2012	3	52	250	

LAND DESCRIPTION

TOTAL OB/XF 2,118

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	000100	C	SFR	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							

REVIEW DATE 08/12/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 06/17/2026 BY SYS