

MAGNOLIA GARDENS
 BLOCK A LOT 39
 OR 13 P 710 & OR 70 P 272

PLEASANT VALLEY, LLC
 1290 NORTH PALM AVENUE, STE 100
 SARASOTA, FL 34236

2024

00-00-078-013-10762-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																	VALUATION BY		STANDARD														
																	Tax Group: 3		Tax Dist:														
																	BUILDING MARKET VALUE		0														
																	TOTAL MARKET OB/XF VALUE		0														
																	TOTAL LAND VALUE - MARKET		15,300														
																	TOTAL MARKET VALUE		15,300														
																	SOH/AGL Deduction		10,870														
																	ASSESSED VALUE		4,430														
																	TOTAL EXEMPTION VALUE		0														
																	BASE TAXABLE VALUE		4,430														
																	TOTAL JUST VALUE		15,300														
																	NCON VALUE		0														
																	INCOME VALUE																
																	PREVIOUS YEAR MKT VALUE		12,750														
																	2024 TRIM RTS - UTF																
																	2022 TRIM RETURNED TO SENDER - UTF																
																	5 YR PRCL CH, N/C																
																	2020 TRIM RETURNED UTF																
DOR CODE		0000 VACANT RESIDENTIAL															PERMIT NUM		DESCRIPTION			AMT		ISSUED									
MAP NUM		3		MKT AREA																													
NEIGHBORHOOD/LOC		13.00		1.25/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
																	SALES DATA																
																	OFF RECORD Number		DATE		TYPE INST		Q / V		I / I		RSN CD		SALE PRICE				
																	0754/0471		4/02/2008		WD Q		Q		V		03		100				
																	GRANTOR: PLEASANT VALLEY LIMIT																
																	GRANTEE: PLEASANT VALLEY, LL																
																	0666/0387		7/11/2006		WD Q		Q		V		03		100				
																	GRANTOR: SELECT PROPERTIES GRO																
																	GRANTEE: PLEASANT VALLEY LIM																
																	BUILDING NOTES																
																	BUILDING DIMENSIONS																
TOTALS						CLOER LN, CRAWFORDVILLE											BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		03/09/2019		JB		
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																	
																	TOTAL OB/XF															0	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000000	C	VAC RES	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300																
REVIEW DATE 06/06/2024 BY Lwillis Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 06/17/2026 BY SYS																																	