MAGNOLIA GARDENS BLOCK A
LOT 42 DB 60 P 456
OR 571 P 140 OR 611 P 109

CLEAR CUT CONSTRUCTION LLC
12 ASPHALT WAY
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-10765-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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
TOTALS					

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

CLOER LN, CRAWFORDVILLE

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

WAKULLA COUNTY PROPERTY

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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	4,410
ASSESSED VALUE	10,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,890
TOTAL JUST VALUE	15,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,750

5YR PRCL CK N/C ITLW 1/8/2022

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

ADD LEGAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/0052	5/18/2021	QC	U	V	11	100
GRANTOR: SMYTHE ALBERT						
GRANTEE: CLEAR CUT CONSTRUCT						
1097/0422	1/14/2019	WD	Q	V	05	28,800
GRANTOR: CARTER R H JR & BEVER						
GRANTEE: SMYTHE ALBERT						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0			50.00	123.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							

REVIEW DATE 06/06/2024 BY LW Total Acres: 0.14 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 06/17/2026 BY SYS