


MAGNOLIA GARDENS
 BLOCK A LOT 46
 OR 13 P 710 & OR 70 P 272

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

2024

00-00-078-013-10769-000


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 Tax Group: 3 Tax Dist: STANDARD 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 5 YR PRCL CK N/C ITLW 1/8/2022 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 10																											
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 / U V / I RSN CD SALE PRICE 0754/0471 4/02/2008 WD Q V 03 100 GRANTOR: PLEASANT VALLEY LIMIT GRANTEE: PLEASANT VALLEY, LL 0666/0387 7/11/2006 WD Q V 03 100 GRANTOR: SELECT PROPERTIES GRO GRANTEE: PLEASANT VALLEY LIM										
TOTALS																	BUILDING NOTES BUILDING DIMENSIONS										
EXTRA FEATURES						DUANE DR, CRAWFORDVILLE																					
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	DPHT 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 06/03/2024 BY LW Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 04/29/2026 BY SYS																											