MAGNOLIA GARDENS
BLOCK A LOT 110
DB 58 P 370

COLAK BORA
1326 OCEAN AVE APT 8G
BROOKLYN, NY 11230

2024

00-00-078-013-10827-000

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 50
Interior Floo	14	CARPET 50
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

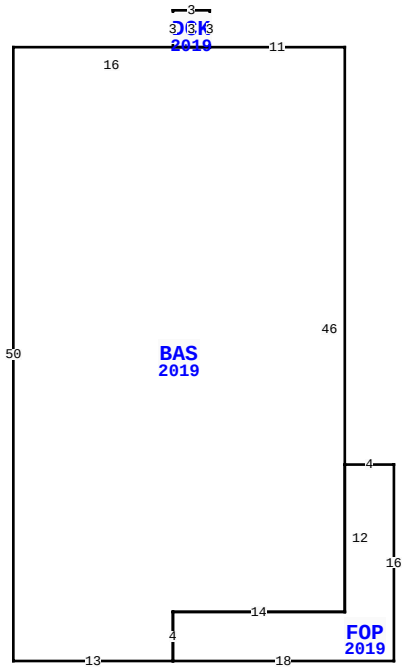
MAP NUM: 3 | MKT AREA: 10
NEIGHBORHOOD/LOC: 13.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	2019	1,294	161,529
DCK	9	10	2019	1	125
FOP	120	30	2019	36	4,494
TOTALS	1,423			1,331	166,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	109.5000	130.03	173,070	2019	2019	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 1294 HX Base Yr 2023



232 TAFFLINGER RD, CRAWFORDVILLE

BLD DATE	04/11/2019	FRSR	LGL DATE	03/09/2019	JB
XF DATE	04/11/2019	FRSR	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,147
TOTAL MARKET OB/XF VALUE		4,945
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		186,392
SOH/AGL Deduction		43,554
ASSESSED VALUE		142,838
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		87,838
TOTAL JUST VALUE		186,392
NCON VALUE		1,620
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,105

5 YR PRCL CK, CHG QUAL FAIR TO AVG, PU XFOBS, DEMO
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2
ADD CHG PER USPS FORM 3547
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000072	SFD-CO	0	12/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/0093	7/16/2024	WD	Q	I	01	205,000
GRANTOR: MYERS REGINALD TRENT						
GRANTEE: COLAK BORA						
1107/0760	4/24/2019	WD	Q	I	01	144,000
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: MYERS REGINAL TRENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 DCK=[YR=2019] N3 W3 S3 E3$ W16 S50 E13
FOP=[YR=2019] E18 N16 W4 S12 W14 S4$ N4 E14 N46$.

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	0210	CONCRETE D	0	100	0	0	624.00	SF	6.00	6.00	100	2019	2019	3	85	3,182	
2	0211	CONCRETE W	0	100	7	4	28.00	SF	6.00	6.00	100	2019	2019	3	85	143	
3	0955	PRIVACY FE	0	0	0	0	108.00	LF	15.00	15.00	100	2024	2024		100	1,620	
4	0700	PORT BLDG	0	0	8	10	80.00	SF	0.00	0.00	100	2024	2024		100	0	

LAND DESCRIPTION

TOTAL OB/XF 4,945

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	100			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							

REVIEW DATE 08/01/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/06/2026 BY SYS