

MAGNOLIA GARDENS BLOCK A
 LOT 120 DB 57 P 508
 OR 499 P 553 OR 970 P 784

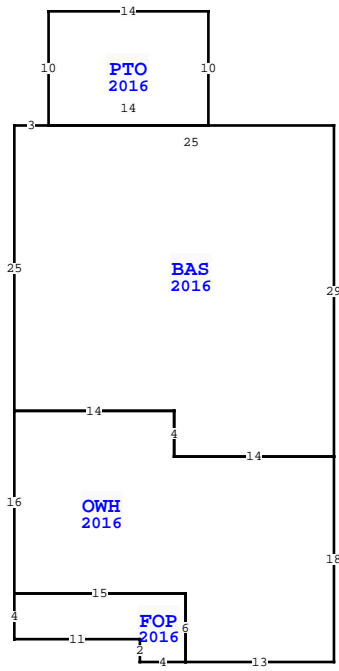
HAZEN JAMES EMANUEL JR
 194 TAFFLINGER RD
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-10837-000

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 Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
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	756	100	2016	756	100,189
FOP	68	30	2016	20	2,651
OWH	470	100	2016	470	62,287
PTO	140	5	2016	7	928
TOTALS	1,434			1,253	166,053

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2017		178,552	2016	2016	0	0	7.00	93.00	
			Heated Area: 1226				HX Base Yr 2017					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			166,053
TOTAL MARKET OB/XF VALUE			4,584
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			185,937
SOH/AGL Deduction			78,595
ASSESSED VALUE			107,342
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			57,342
TOTAL JUST VALUE			185,937
NCON VALUE			1,820
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,512
5 YR PRCL CK, CHG QUAL FAIR TO AVG, PU XFOBS			
5 YR PRCL CH, N/C			
ADD HX FOR 2017			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000650	SFD-CO	0	10/23/2015
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1004/0397	6/30/2016	WD Q	I 01 113,900
GRANTOR: JASON WESSINGER CONST			
GRANTEE: HAZEN JAMES EMANUEL			
0970/0784	5/18/2015	WD Q	V 01 5,000
GRANTOR: SEASHOLTZ IRA JOHN II			
GRANTEE: JASON WESSINGER CON			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2016] W25 PTO=[YR=2016] E14 N10 W14 S10\$ W3 S25 E14 S4 E14 OWH=[YR=2016] W14 N4 W14 S16 E15 S6 FOP=[YR=2016] N6 W15 S4 E11 S2 E4\$ E13 N18\$ N29\$.			

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
1	0210	CONCRETE D	0	100	31	20			620.00	100	2016	2016	3	72	2,678	
2	0211	CONCRETE W	0	100	5	4			20.00	100	2016	2016	3	72	86	
3	0080	4' CHAINLI	0	0	0	0			140.00	100	2024	2024		100	1,820	
4	0700	PORT BLDG	0	0	8	12			96.00	100	2024	2024		100	0	

LAND DESCRIPTION													TOTAL OB/XF												
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	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								