MAGNOLIA GARDENS
BLOCK C LOT 6
OR 13 P 710 OR 70 P 272

NORTHWEST FL OPERATIONS INC
C/O DANNY MCCLELLAN, PO BOX 15887
TALLAHASSEE, FL 32317

2024

00-00-078-013-10903-006

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	3	MKT AREA	01
NEIGHBORHOOD/LOC	13.00	1.25/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

MAPLE DR, CRAWFORDVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120
TOTAL MARKET VALUE	120
SOH/AGL Deduction	75
ASSESSED VALUE	45
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45
TOTAL JUST VALUE	120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127

5 YR PRCL CK N/C ITLW 1/8/2022
5YR PRCL CK NC
5 YR PRCL CH, N/C
FOR 2006 & 2007 - CLERICAL ERROR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0654/0790	4/24/2006	WD	Q	V		20,000
GRANTOR: MAGNOLIA GARDENS DEVE						
GRANTEE: MCCLELLAN DANNY R						
0503/0856	9/11/2003	WD	U	V		65,000
GRANTOR: HOMEPLACEMENT INC						
GRANTEE: NORTHWEST FL OPERAT						

BUILDING NOTES

BUILDING DIMENSIONS

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

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			0.00	0.00	1.00	LT		1.00	1.00	0.01	12,000.00	120.00	120							

REVIEW DATE 06/03/2024 BY LW Total Acres: 0.00 Total Land Value: 120 Market: 0 Agricultural: 0 Common: 120 PRINTED 05/06/2026 BY SYS