

MAGNOLIA GARDENS BLOCK E
 LOT 32 OR 13 P 710
 OR 70 P 272 OR 294 P 645

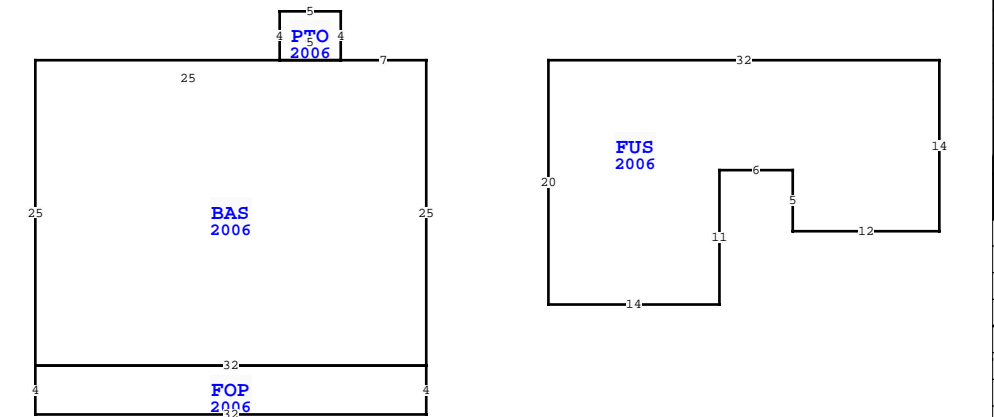
CHATHAM STEPHANIE M
 19 IMAGINARY LN
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-10979-000

| 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 | 08 | SHT VINYL 50 |
| Interior Floor | 14 | CARPET 50 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Story Height | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 0100 | 01 | 1,341 | 98.1000 | 116.49 | 156,213 | 2006 | 2006 | 0 | 0 | 0 | 17.00 | 83.00 | | |



| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|--------------------|-------------|------|--------------|----------------------|
| QUALITY | 08 FAIR | | | | |
| 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 | 800 | 100 | 2006 | 800 | 77,349 |
| FOP | 128 | 30 | 2006 | 38 | 3,674 |
| FUS | 502 | 100 | 2006 | 502 | 48,537 |
| PTO | 20 | 5 | 2006 | 1 | 96 |
| TOTALS | 1,450 | | | 1,341 | 129,657 |

| 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 | 20 | 28 | 560.00 | SF | 6.00 | 6.00 | 100 | 2006 | 2006 | 3 | 27 | 907 | |
| 2 | 0211 | CONCRETE W | 0 100 | 2 | 4 | 8.00 | SF | 6.00 | 6.00 | 100 | 2006 | 2006 | 3 | 27 | 13 | |
| 3 | 0955 | PRIVACY FE | 0 100 | 0 | 0 | 178.00 | LF | 15.00 | 15.00 | 100 | 2016 | 2016 | 3 | 87 | 2,323 | |

| LAND DESCRIPTION | | TOTAL OB/XF 3,243 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 |
|---|-------------|-----|------------|-------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | STANDARD | | | | |
| Tax Group: 3 | Tax Dist: | | | | |
| BUILDING MARKET VALUE | 129,657 | | | | |
| TOTAL MARKET OB/XF VALUE | 3,243 | | | | |
| TOTAL LAND VALUE - MARKET | 15,300 | | | | |
| TOTAL MARKET VALUE | 148,200 | | | | |
| SOH/AGL Deduction | 44,752 | | | | |
| ASSESSED VALUE | 103,448 | | | | |
| TOTAL EXEMPTION VALUE | 50,000 | | | HX HB | |
| BASE TAXABLE VALUE | 53,448 | | | | |
| TOTAL JUST VALUE | 148,200 | | | | |
| NCON VALUE | 0 | | | | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | 121,180 | | | | |
| 5 YR PRCL CK, CHG QUAL FAIR TO AVG, A/C,HTTP - FU | | | | | |
| 5 YR PRCL CH, DEL XFOB LN 4, PU XFOB LN 3 | | | | | |
| LT VAL CHG PER DOR STUDY | | | | | |
| ADD HX FOR 2016 | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |
| 20061078 | SFD | 0 | 06/29/2006 | | |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0995/0096 | 3/21/2016 | WD Q | Q | I | 01 | 93,000 |
| GRANTOR:WELLS COLEMAN D & LAU | | | | | | |
| GRANTEE:CHATHAM STEPHANIE M | | | | | | |
| 0941/0330 | 5/08/2014 | WD U | I | 12 | | 68,000 |
| GRANTOR:CANDENCE BANK, N.A. | | | | | | |
| GRANTEE:WELLS COLEMAN D | | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|---|
| BAS=[YR=2006] W7 PTO=[YR=2006] N4 W5 S4 E5\$ W25 S25 FOP=[YR=2006] S4 E32 N4 W32\$ E32 N25\$ PTR=[YR=2006] E10 FUS=[YR=2006] S20 E14 N11 E6 S5 E12 N14 W32\$ W10\$. |