MAGNOLIA GARDENS
BLOCK E LOTS 1-12 & 42-52
OR 72 P 878 OR 73 P 514

AUDETTE PROPERTIES LLC
7181 THOMASVILLE RD
TALLAHASSEE, FL 32312

2024

00-00-078-013-10985-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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
TOTALS					

MARKET ADJUSTMENTS

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

IMAGINARY LN, CRAWFORDVILLE

BLD DATE	02/26/2007	HCFS	LGL DATE	03/09/2019 JB
XF DATE			LAND DATE	
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	15,300
TOTAL MARKET VALUE	15,300
SOH/AGL Deduction	0
ASSESSED VALUE	15,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,300
TOTAL JUST VALUE	15,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,700

5 YR PRCL CK N/C ITLW 1/8/2022
5 YR PRCL CH N/C-FR
S/O LOT 41 TO NEW PRCL 10985-041
S/O LOTE 39 - 40 TO NEW PRCL 10985-039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
200565	ELECTRICAL	0	01/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1369/0671	7/15/2024	WD	Q	V	01	26,000
GRANTOR: LE ANH						
GRANTEE: AUDETTE PROPERTIES						
1003/0749	6/24/2016	WD	Q	V	01	20,000
GRANTOR: LY KIMBERLY						
GRANTEE: LE ANH & MAI CONG						

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					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: 2.64 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/13/2026 BY SYS