MAGNOLIA GARDENS
BLOCK H LOT 15
OR 6 P 412 & OR 67 P 732

CARTER KENNETH/CARTER LINDA
154 MILL CREEK RD
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11037-000

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

DAN'S DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	06/03/2021 MMJS	LAND DATE	06/03/2021 MMJS
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	740
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	16,040
SOH/AGL Deduction	10,736
ASSESSED VALUE	5,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,304
TOTAL JUST VALUE	16,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,465

5 YR PRCL CK N/C ITLW 1/8/2022

5 YR PRCL CH, PU XFOBS

5 YR PRCL CH, N/C

ADD CHG PER USPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0845/0388	2/03/2011	QC	U	V	11	80,600
GRANTOR: AMERICAN GENERL HOME						
GRANTEE: CARTER KENNETH & LI						
0824/0453	2/27/2010	QC	U	V	11	80,600
GRANTOR: RAKER JOHN & SALLY						
GRANTEE: AMERICAN GENERL HOM						

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
1	0955	PRIVACY FE	0	0	0	0	12.00	LF	15.00	15.00	100	2017	2017	3	91	164	
2	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	2018	2018	3	90	576	

LAND DESCRIPTION

TOTAL OB/XF 740

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

REVIEW DATE 06/04/2024 BY LW Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/13/2026 BY SYS