

MAGNOLIA GARDENS BLOCK I
 LOT 6, 45 & 46
 OR 1072 P 184 OR 1310 P 115

CASEY JAMES N/CLARK BRIELLE A
 17 LANCE LN
 CRAWFORDVILLE, FL 32327

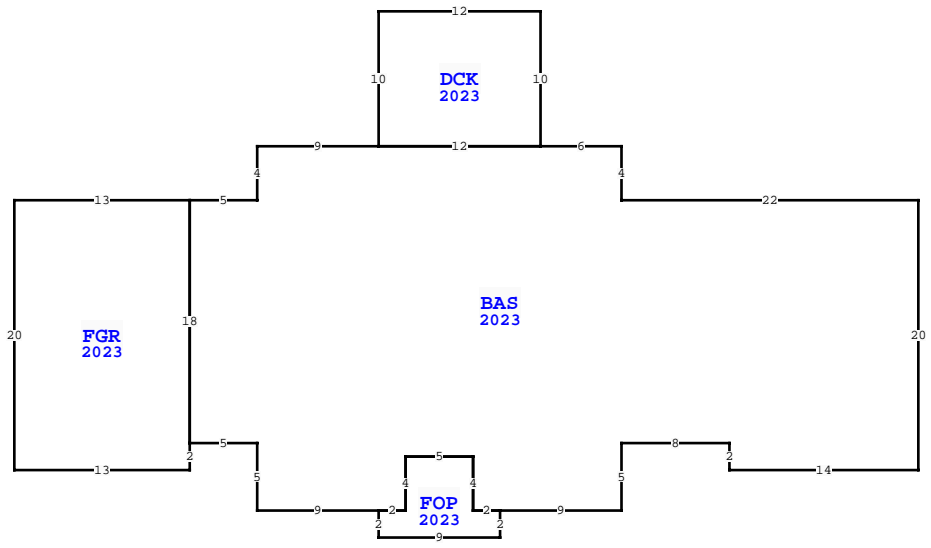
2024

00-00-078-013-11073-002



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
08	8 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
3	2 100				
1.1	1.100				
0	0 100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		10		
13.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,223	100	2023	1,223	167,013
DCK	120	10	2023	12	1,639
FGR	260	50	2023	130	17,753
FOP	38	30	2023	11	1,502
TOTALS	1,641			1,376	187,907

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,376	115.0000	136.56	187,907	2023	2023	0	0	0.00	100.00
1 SINGLE FAM 100% - 2024 Heated Area: 1223 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		187,907	
TOTAL MARKET OB/XF VALUE		2,934	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		206,141	
SOH/AGL Deduction		15,300	
ASSESSED VALUE		190,841	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		140,841	
TOTAL JUST VALUE		206,141	
NCON VALUE		190,841	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		38,250	
5 YR PRCL CK, N/C			
FR PU NCON & XFOBS. 04-01-2023			
ADDRESS CLEAN UP - MOVED TO LINE 1			
5YR PRCL CK NC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000075	SFD-CO	0	07/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/0115	4/28/2023	WD Q	Q	I	01	250,000
GRANTOR: WILDE NICHOLAS T						
GRANTEE: CASEY JAMES N & CLA						
1072/0184	5/04/2018	WD Q	Q	V	05	25,000
GRANTOR: LOTT MIKE L AKA MICAH						
GRANTEE: WILDE NICHOLAS T						

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	45	9		6.00	100	2024	2023	AV	100	2,430	
2	0211	CONCRETE W	0	100	28	3		6.00	100	2024	2023	AV	100	504	

TOTAL OB/XF											
2,934											

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=-50,-10] E5 N4 E9 E12 E6 S4 E22 S20 W14 N2 W8 S5 W9 W2 N4 W5 S4 W2 W9 N5 W5 N18 \$											
FGR=[YR=2023;ORIG=-50,-10] W13 S20 E13 N2 N18 \$											
DCK=[YR=2023;ORIG=-36,-24] E12 S10 W12 N10 \$											
FOP=[YR=2023;ORIG=-29,9] W5 S4 W2 S2 E9 N2 W2 N4 \$											

LAND DESCRIPTION																								
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						1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							