

MAGNOLIA GARDENS  
 BLOCK J LOT 37  
 DB 58 P 555 OR 1331 P 708

BRIANT PROPERTIES LLC  
 6017 PINE RIDGE RD 114  
 NAPLES, FL 34119

2024

00-00-078-013-11095-000



| BUILDING CHARACTERISTICS   |             |              |                      |           |         |            |       |        |                | MARKET ADJUSTMENTS          |         |             |             |                |                 |                |                     |                             |      | WAKULLA COUNTY PROPERTY   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
|--|-------------|--------------|----------------------|-----------|---------|------------|-------|--------|----------------|-----------------------------|---------|-------------|-------------|----------------|-----------------|----------------|---------------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|------------|-------------|----------|----------|-------------|---------|------------|------------|--|------------|-------------------|------|-----------|-------|-------|--------|------------|-----------|-----------|------|---|---|----|---------|
| ELEMENT  | CD          | CONSTRUCTION |                      |           |         |            |       |        |                | TYPE                        | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB                 | ECON                        | FNCT | NORM  | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
|  |             |              |                      |           |         |            |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 15,300<br>TOTAL MARKET VALUE 15,300<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 15,300<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 15,300<br>TOTAL JUST VALUE 15,300<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 12,750  |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
|  |             |              |                      |           |         |            |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      | PU SFD, PU XFOBS<br>5 YR PRCL CH, N/C<br>5 YR PRCL CH, N/C<br>7158292173 (MRS. ASH). VIA PHONE  |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
|  |             |              |                      |           |         |            |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      | <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>PR24-000030</td> <td>SFD-CO</td> <td></td> <td>02/06/2024</td> </tr> </tbody> </table>  |        |                   |    |        |  |  |  |  |  | PERMIT NUM | DESCRIPTION | AMT      | ISSUED   | PR24-000030 | SFD-CO  |            | 02/06/2024 |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
| PERMIT NUM   | DESCRIPTION | AMT          | ISSUED               |           |         |            |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
| PR24-000030  | SFD-CO      |              | 02/06/2024           |           |         |            |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
|  |             |              |                      |           |         |            |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      | <table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1364/0710</td> <td>6/10/2024</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td>232,400</td> </tr> </tbody> </table> GRANTOR: PAFFORD PROPERTIES &<br>GRANTEE: BRIANT PROPERTIES L<br>1331/0708 10/04/2023 TD U V 11 13,500<br>GRANTOR: WAKULLA COUNTY CLERK<br>GRANTEE: PAFFORD PROPERTIES |        |                   |    |        |  |  |  |  |  | SALES DATA |             |          |          |             |         |            |            |  |            | OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE | 1364/0710 | 6/10/2024 | WD Q | Q | I | 01 | 232,400 |
| SALES DATA   |             |              |                      |           |         |            |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
| OFF RECORD Number  | DATE        | TYPE INST    | Q / U                | V / I     | RSN CD  | SALE PRICE |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
| 1364/0710  | 6/10/2024   | WD Q         | Q                    | I         | 01      | 232,400    |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
| TOTALS   |             |              |                      |           |         |            |       |        |                | 139 LANCE LN, CRAWFORDVILLE |         |             |             |                |                 |                |                     |                             |      | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td>06/07/2021</td> <td>MMMK</td> <td></td> <td>03/09/2019</td> <td>JB</td> <td></td> </tr> </tbody> </table>  |        |                   |    |        |  |  |  |  |  | BLD DATE   | XF DATE     | INC DATE | LGL DATE | LAND DATE   | AG DATE | 06/07/2021 | MMMK       |  | 03/09/2019 | JB                |      |           |       |       |        |            |           |           |      |   |   |    |         |
| BLD DATE   | XF DATE     | INC DATE     | LGL DATE             | LAND DATE | AG DATE |            |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
| 06/07/2021   | MMMK        |              | 03/09/2019           | JB        |         |            |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
| 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          |                     |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
|  |             |              |                      |           |         |            |       |        |                |                             |         |             |             |                |                 |                | BUILDING NOTES      |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
|  |             |              |                      |           |         |            |       |        |                |                             |         |             |             |                |                 |                | BUILDING DIMENSIONS |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
|  |             |              |                      |           |         |            |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
| LAND DESCRIPTION   |             |              |                      |           |         |            |       |        |                | TOTAL OB/XF                 |         |             |             |                |                 |                |                     |                             |      | 0   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |
| L N  | USE CODE    | CLS          | LAND USE DESCRIPTION | CAP       | R D     | LOC ZONE   | FRONT | DEPTH  | TOT LND UTS    | UNIT TYPE                   | D T     | DPHT 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 07/03/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/13/2026 BY SYS |             |              |                      |           |         |            |       |        |                |                             |         |             |             |                |                 |                |                     |                             |      |   |        |                   |    |        |  |  |  |  |  |            |             |          |          |             |         |            |            |  |            |                   |      |           |       |       |        |            |           |           |      |   |   |    |         |