MAGNOLIA GARDENS
BLOCK J LOT 38
DB 59 P 33 OR 225 P 59

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

2024

00-00-078-013-11096-000

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

135 LANCE LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	06/07/2021 MMMK	LAND DATE	03/09/2019 JB
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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	10,870
ASSESSED VALUE	4,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,430
TOTAL JUST VALUE	15,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,750

PU SFD, PU XFOBS

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

LT VAL CHG PER DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR24-000053	SFD-CO		03/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/0720	6/10/2024	WD	Q	I	01	227,400
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: BRIANT PROPERTIES,						
1346/0053	2/06/2024	WD	Q	V	05	125,000
GRANTOR: HANWAY JACK B						
GRANTEE: PAFFORD PROPERTIES						

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

REVIEW DATE 07/02/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/13/2026 BY SYS