

MAGNOLIA GARDENS BLOCK J  
 LOT 54 DB 59 P 88  
 OR 820 P 893 OR 961 P 221

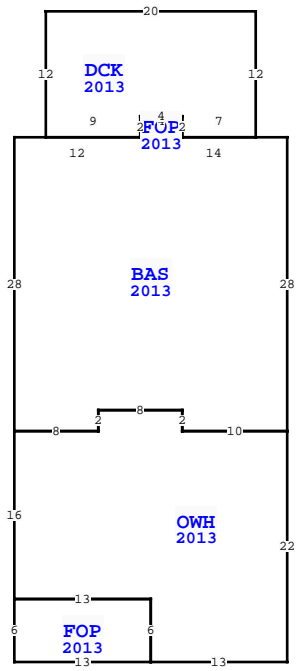
ELLINOR AUSTIN MAXWELL/HILL EMILY ELIZABETH  
 89 LANCE LN  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-078-013-11112-000

| ELEMENT          |                  | CD            |       | CONSTRUCTION |                      |
|------------------|------------------|---------------|-------|--------------|----------------------|
| Foundation       | 02               | CONCR         | SLAB  | 100          |                      |
| Frame            | 02               | WOOD          | FRAME | 100          |                      |
| Exterior Wall    | 30               | VINYL         | 100   |              |                      |
| Roof Structur    | 03               | GABLE/HIP     | 100   |              |                      |
| Roof Cover       | 03               | COMP SHNGL    | 100   |              |                      |
| Interior Wall    | 05               | DRYWALL       | 100   |              |                      |
| Interior Floo    | 10               | LAMINATED     | 70    |              |                      |
| Interior Floo    | 14               | CARPET        | 30    |              |                      |
| Heating Type     | 04               | AIR DUCTED    | 100   |              |                      |
| Air Condition    | 03               | CENTRAL       | 100   |              |                      |
| Bedrooms         |                  |               |       | 3            | 100                  |
| Bathrooms        |                  |               |       | 2            | 100                  |
| Story Height     |                  |               |       | 0            | 100                  |
| Stories          | 1.               |               |       | 1.           | 100                  |
| Units            |                  |               |       | 0            | 100                  |
| Quality          | 08               | FAIR          |       |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY |       |              |                      |
| 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 |
| BAS              | 712              | 100           | 2013  | 712          | 72,097               |
| DCK              | 232              | 10            | 2013  | 23           | 2,329                |
| FOP              | 8                | 30            | 2013  | 2            | 203                  |
| FOP              | 78               | 30            | 2013  | 23           | 2,329                |
| OWH              | 510              | 100           | 2013  | 510          | 51,642               |
| TOTALS           | 1,540            |               |       | 1,270        | 128,599              |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100   | 01  | 1,270     | 98.0100     | 116.39         | 147,815        | 2010 | 2010 | 0    | 0    | 13.00 | 87.00  |
| 1 SINGLE FAM 100% - 2021 Heated Area: 1222 HX Base Yr 2021 |     |           |             |                |                |      |      |      |      |       |        |



| WAKULLA COUNTY PROPERTY  |             |           |                               |
|--|-------------|-----------|-------------------------------|
| VALUATION SUMMARY  |             |           | PAGE 1 of 1                   |
| VALUATION BY   |             | STANDARD  |                               |
| Tax Group: 3   | Tax Dist:   |           |                               |
| BUILDING MARKET VALUE  |             |           | 128,599                       |
| TOTAL MARKET OB/XF VALUE   |             |           | 2,571                         |
| TOTAL LAND VALUE - MARKET  |             |           | 15,300                        |
| TOTAL MARKET VALUE   |             |           | 146,470                       |
| SOH/AGL Deduction  |             |           | 30,501                        |
| ASSESSED VALUE   |             |           | 115,969                       |
| TOTAL EXEMPTION VALUE  | HX HB       | 50,000    |                               |
| BASE TAXABLE VALUE   |             |           | 65,969                        |
| TOTAL JUST VALUE   |             |           | 146,470                       |
| NCON VALUE   |             |           | 0                             |
| INCOME VALUE   |             |           |                               |
| PREVIOUS YEAR MKT VALUE  |             |           | 119,580                       |
| 5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, PU XFOBS,   |             |           |                               |
| MC OR 1259 P 466   |             |           |                               |
| 5 YR PRCL CH, PU XFOB  |             |           |                               |
| RODDENBERRY PORTED 2020VALUES TO 09905-002   |             |           |                               |
| PERMIT NUM   | DESCRIPTION | AMT       | ISSUED                        |
| 201053   | SFD-CO      | 0         | 02/01/2010                    |
| SALES DATA   |             |           |                               |
| OFF RECORD Number  | DATE        | TYPE INST | Q / V / I / RSN CD SALE PRICE |
| 1141/0117  | 2/18/2020   | WD Q      | I 05 143,500                  |
| GRANTOR: RODDENBERRY MICHAEL K   |             |           |                               |
| GRANTEE: ELLINOR AUSTIN MAXW   |             |           |                               |
| 0974/0615  | 6/30/2015   | WD Q      | I 01 87,300                   |
| GRANTOR: ALEXANDER DAVID   |             |           |                               |
| GRANTEE: RODDENBERRY MICHAEL   |             |           |                               |
| BUILDING NOTES   |             |           |                               |
| BUILDING DIMENSIONS  |             |           |                               |
| BAS=[YR=2013] W14 FOP=[YR=2013] E4 N2 W4 S2\$ DCK=[YR=2013] N2 E4 S2 E7 N12 W20 S12 E9\$ W12 S28 E8 N2 E8 S2 E10 OWH=[YR=2013] W10 N2 W8 S2 W8 S16 E13 S6 FOP=[YR=2013] N6 W13 S6 E13\$ E13 N22\$ N28\$. |             |           |                               |

| 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              | 0955       | PRIVACY FE  | 0       | 100 | 0 | 0     |    | 15.00 | 15.00          | 100       | 2016    | 2016        | 3 | 87     | 2,571           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     |          |        |         | TOTAL OB/XF |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                  | 100 |     |          | 50.00 | 100.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 15,300.00   | 15,300.00      | 15,300     |                             |      |         |      |     |    |        |