


MAGNOLIA GARDENS  
 BLOCK K LOT 8  
 DB 58 P 208

HANCOCK LEON E  
 606 LINWOOD DR  
 TIMMONSVILLE, SC 29161

**2024**

00-00-078-013-11120-000  


| 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 10,870<br>ASSESSED VALUE 4,430<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 4,430<br>TOTAL JUST VALUE 15,300<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 12,750<br>5 YR PRCL CK N/C ITLW 1/8/2022<br>2021 TRIM RTND UTF<br>5 YR PRCL CH, N/C<br>2018 TRIM RET'D NOT DELIVERABLE UTF |                 |                   |                         |            |                             |      |         |      |     |    |        |  |
| DOR CODE 0000 VACANT RESIDENTIAL   |                  |              |                      |              |                      |                         |                |                |             |           |             |           | PERMIT NUM DESCRIPTION AMT ISSUED<br>SALES DATA<br>OFF RECORD TYPE Q V RSN SALE<br>Number DATE INST U I / I / CD PRICE  |                 |                   |                         |            |                             |      |         |      |     |    |        |  |
| MAP NUM 3 MKT AREA 10  |                  |              |                      |              |                      |                         |                |                |             |           |             |           | BLD DATE 06/07/2021 MMMK LGL DATE 03/09/2019 JB<br>XF DATE INC DATE   |                 |                   |                         |            |                             |      |         |      |     |    |        |  |
| NEIGHBORHOOD/LOC 13.00 1.25/   |                  |              |                      |              |                      |                         |                |                |             |           |             |           | BUILDING NOTES<br>BUILDING DIMENSIONS   |                 |                   |                         |            |                             |      |         |      |     |    |        |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                         |                |                |             |           |             |           |   |                 |                   |                         |            |                             |      |         |      |     |    |        |  |
| TOTALS   |                  |              |                      |              |                      | LANCE LN, CRAWFORDVILLE |                |                |             |           |             |           |   |                 |                   |                         |            |                             |      |         |      |     |    |        |  |
| 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             |                         |            |                             |      |         |      |     |    |        |  |
| 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 06/04/2024 BY LW Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/06/2026 BY SYS |                  |              |                      |              |                      |                         |                |                |             |           |             |           |   |                 |                   |                         |            |                             |      |         |      |     |    |        |  |