

MAGNOLIA GARDENS BLOCK K
 LOT 41 OR 27 P 796
 OR 196 P 597 OR 294 P 645

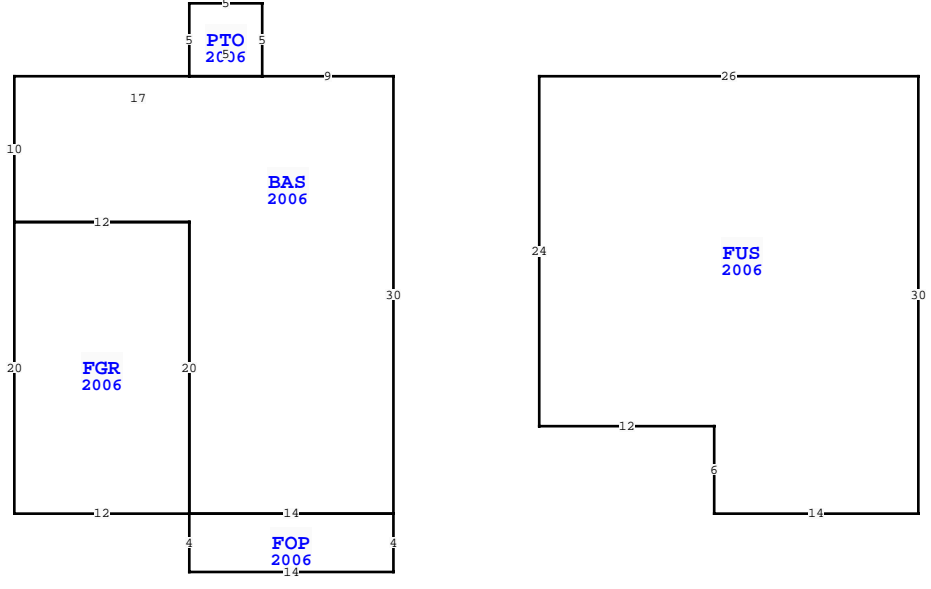
PEARCE LONNIE D/PEARCE ELIZABETH
 127 MELODY LN
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11149-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 80				
10	LAMINATED 20				
01	NONE 100				
01	NONE 100				
	3 100				
	2.5 100				
	0 100				
2.	2. 100				
	0 100				
08	FAIR				
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	540	100	2006	540	48,092
FGR	240	50	2006	120	10,687
FOP	56	30	2006	17	1,514
FUS	708	100	2006	708	63,053
PTO	25	5	2006	1	89
TOTALS	1,569			1,386	123,436

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,386	90.3600	107.30	148,718	2006	2006	0	0	17.00	83.00
1 SINGLE FAM 100% - 2015 Heated Area: 1248 HX Base Yr 2015											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		123,436	
TOTAL MARKET OB/XF VALUE		3,220	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		141,956	
SOH/AGL Deduction		63,914	
ASSESSED VALUE		78,042	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		28,042	
TOTAL JUST VALUE		141,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,132	
OWNER LONNIE PEARCE CALLED AND DOES NOT WANT ANYON			
5 YR PRCL CK, N/C			
P/U XFOB 0210			
5 YR PRCL CH, REMOVED SPCD NO NOTICABLE ISSUE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061079	SFD - CO	0	06/29/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0955/0787	11/20/2014	WD	U	I	12	65,000
GRANTOR: CENTENNIAL BANK SUCCE						
GRANTEE: PEARCE LONNIE D & E						
0884/0401	6/28/2012	CT	U	V	11	100
GRANTOR: HOME PLACEMENT, INC						
GRANTEE: PREMIER BANK						

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	0	0			6.00	100	2006	2006	3	27	1,132	
2	0955	PRIVACY FE	0	100	0	0		LF	15.00	100	2014	2014	3	79	379	
3	0210	CONCRETE D	0	100	20	16		SF	6.00	100	2020	2020	3	89	1,709	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W9 PTO=[YR=2006] N5 W5 S5 E5\$ W17 S10 FGR=[YR=2006] S20 E12 N20 W12\$ E12 S20 FOP=[YR=2006] S4 E14 N4 W14\$ E14 N30\$ PTR=[YR=2006] E10 FUS=[YR=2006] S24 E12 S6 E14 N30 W26\$ W10\$.									

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							