

MAGNOLIA GARDENS
 BLOCK K LOT 47
 DB 59 P 134 OR 1331 P 737

TOCO REVOCABLE TRUST
 870 INMAN VILLAGE PKWY NE, APT 220
 ATLANTA, GA 30307

2024

00-00-078-013-11154-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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		0													
														ASSESSED VALUE		15,300													
														TOTAL EXEMPTION VALUE		0													
														BASE TAXABLE VALUE		15,300													
														TOTAL JUST VALUE		15,300													
														NCON VALUE		0													
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE		12,750													
PUN SFD, PU XFOBS																													
5 YR PRCL CH, N/C																													
COA PER ACCURINT REPORT 9/2015																													
2015 TRIM RET . NO SUCH #, UTF																													
PERMIT NUM		DESCRIPTION				AMT		ISSUED																					
PR24-000032		SFD-CO						02/06/2024																					
SALES DATA																													
OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE																			
1367/0641		7/03/2024		CR U		V		11		100																			
GRANTOR: PAFFORD PROPERTIES &																													
GRANTEE: HRANEK ANTHONY JAME																													
1377/0858		6/11/2024		QC U		V		11		100																			
GRANTOR: HRANEK ANTHONY JAMES																													
GRANTEE: TOCO REVOCABLE TRUS																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
TOTALS										111 MELODY 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																			
L N	USE CODE	CLS	LAND USE DESCRIPTION			CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/06/2026 BY SYS																													