MAGNOLIA GARDENS
BLOCK K LOT 54 DB 59 P 277
OR 275 P 336 OR 509 P 147

WAKULLA COUNTY BOCC
3093 CRAWFORDVILLE HWY
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11161-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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

87 MELODY LN, CRAWFORDVILLE

BLD DATE	06/01/2021 MMJS	LGL DATE	06/01/2021 MMJS
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		6,566
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		21,866
SOH/AGL Deduction		8,777
ASSESSED VALUE		13,089
TOTAL EXEMPTION VALUE	03	13,089
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		21,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		19,611

5 YR PRCL CK, N/C

5 YR PRCL CH, PU XFOBS, NEW LIFT STATION

ADD CHG PER TCO VIA USPS

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000953	ELECTRIC-CO	0	09/21/2018
18000036	ELECTRIC	0	01/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1048/0029	9/26/2017	WD	U	V	18	5,000
GRANTOR: VAUTIER CATHERINE						
GRANTEE: WAKULLA COUNTY FLOR						
0509/0147	10/16/2003	QC	U	V		100
GRANTOR: ANDERSON DAVID W & CL						
GRANTEE: VAUTIER CATHERINE						

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
1	0100	6" CHAINLI	0	0	0	0	283.00	LF	19.00	19.00	100	2020	2020	3	89	4,786	
2	0250	ASPHALT AV	0	0	100	10	1,000.00	SF	2.00	2.00	100	2020	2020	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 6,566

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 08/12/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/06/2026 BY SYS