

MAGNOLIA GARDENS BLOCK L
 LOT 14 DB 59 P 30
 OR 628 P 121 OR 903 P 157

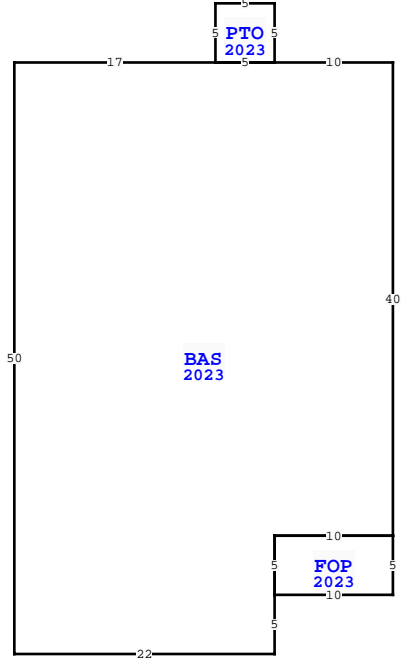
PHILLIPS CONNIE LYN
 44 LANCE LN
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11173-000


ELEMENT		BUILDING CHARACTERISTICS	
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	07	VYL PLANK 100	
Ceiling	09	9 FT 100	
Heating Type	13	HEAT PUMP 100	
Air Condition	13	HEAT PUMP 100	
Bedrooms		4 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	12	AVERAGE 100	
Quality	03	AVERAGE	
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
BAS	1,500	100	2023
FOP	50	30	2023
PTO	25	5	2023
TOTALS	1,575		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2024	129.79	196,762	2023	2023	0	0	0.00	100.00	Heated Area: 1500 HX Base Yr 2024	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		196,762	
TOTAL MARKET OB/XF VALUE		4,872	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		216,934	
SOH/AGL Deduction		0	
ASSESSED VALUE		216,934	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		166,934	
TOTAL JUST VALUE		216,934	
NCON VALUE		201,634	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		12,750	
5 UR PRCL CK, PU XFOB. FUTURE PAPER			
FR PU NCON & XFOBS 06-02-2023. LA 12/23			
5 YR PRCL CN, N/C			
5 YR PRCL CN, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000008	SFD-CO	0	02/13/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1314/0840	5/26/2023	WD Q	I 01
GRANTOR: PAFFORD PROPERTIES &		SALE PRICE	
GRANTEE: PHILLIPS CONNIE LYN		239,900	
1295/0798	12/28/2022	WD Q	V 01
GRANTOR: GROSS CYNTHIA R & COL		16,500	
GRANTEE: PAFFORD PROPERTIES			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=-10,10] S50 E22 N5 N5 E10 N40 W10 W5 W17 \$			
PTO=[YR=2023;ORIG=7,5] E5 S5 W5 N5 \$			
FOP=[YR=2023;ORIG=12,55] E10 N5 W10 S5 \$			

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			756.00	SF	6.00	2024	2023	AV	100	4,536	
2	0211	CONCRETE W	0	100	14	4			56.00	SF	6.00	2024	2023	AV	100	336	

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				50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							