

MAGNOLIA GARDENS  
 BLOCK L LOT 41  
 DB 57 P 315 & 584

TIMMONS LATOYA S/FRANKLIN HOMER R II  
 33 MELODY LANE  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-078-013-11196-003

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
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
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
BAS	1,447	100
FOP	48	30
FOP	70	30
TOTALS	1,565	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,482	108.0000	128.25	190,066	2021	2021	0	0	2.00	98.00			
1 SINGLE FAM 100% - 2022 Heated Area: 1447 HX Base Yr 2022														
BLD DATE	06/02/2021	MMM	LGL DATE	03/09/2019	JB									
XF DATE	06/02/2021	MMM	LAND DATE											
INC DATE			AG DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			186,265
TOTAL MARKET OB/XF VALUE			4,509
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			206,074
SOH/AGL Deduction			57,739
ASSESSED VALUE			148,335
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			98,335
TOTAL JUST VALUE			206,074
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,931
5 YR PRCL CK, NC			
FR PRMT CK 8/9/23; PU XFOB			
2022 HX APP			
5 YR PRCL CHK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000798	RELOCATE SHED	0	08/03/2021
B20-001153	SFD-CO	0	12/15/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1211/0528	5/26/2021	WD Q	I 01
			SALE PRICE
			176,000
GRANTOR: GOLDEN CONSTRUCTION C			
GRANTEE: TIMMONS LATOYA S &			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2021] W13 S7 W10 FOP=[YR=2021] E10 N7 W10 S7\$ N7 W8 S53 E12 N2 E11 N11 E8 FOP=[YR=2021] W8 S6 E8 N6 \$ N40\$.			

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	36	20	720.00	SF	6.00	6.00	100	2021	2021	3	93	4,018	
2	0211	CONCRETE W	0 100	22	4	88.00	SF	6.00	6.00	100	2021	2021	3	93	491	
3	0700	PORT BLDG	0 100	10	12	120.00	SF	0.00	0.00	100	2024	2021	AV	96	0	
TOTAL OB/XF 4,509																

LAND DESCRIPTION																								
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							