

MAGNOLIA GARDENS BLOCK L
LOT 49 DB 59 P 497
OR 361 P 837 OR 585 P 316

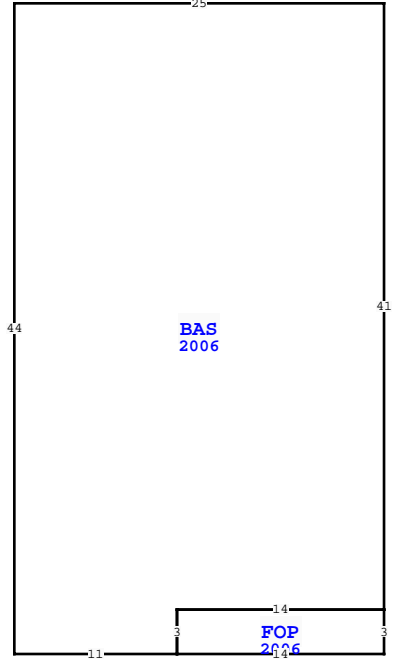
COBURN JAELYNN MARIA
7 MELODY LN
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11202-000

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	11	CLAY TILE 70			
Interior Floo	14	CARPET 30			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		3 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	2006	1,058	138,098
FOP	42	30	2006	13	1,697
TOTALS	1,100			1,071	139,795

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%	- 2022									Heated Area: 1058	HX Base Yr 2022		



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE	139,795				
TOTAL MARKET OB/XF VALUE	2,516				
TOTAL LAND VALUE - MARKET	15,300				
TOTAL MARKET VALUE	157,611				
SOH/AGL Deduction	32,046				
ASSESSED VALUE	125,565				
TOTAL EXEMPTION VALUE	50,000			HX HB	
BASE TAXABLE VALUE	75,565				
TOTAL JUST VALUE	157,611				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	128,485				
5 YR PRCL CK, N/C					
5 YR PRCL CH, CHG FLOORING PU XFOB					
RENTED 8/1/2020 TO 7/31/2021.					
2021 QUESTIONNAIR RTND, HX REMOVED, PROPERTY					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2006362	SFD - CO 8/23/6	0	02/27/2006		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1221/0889	7/20/2021	WD Q	I	01	152,000
GRANTOR: CRONAN TRAVIS M & MEA					
GRANTEE: CORURN JAELYNN MARI					
1011/0396	9/06/2016	WD Q	I	01	76,000
GRANTOR: STARR CARRIE					
GRANTEE: CRONAN TRAVIS M & M					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2006] W25 S44 E11 FOP=[YR=2006] E14 N3 W14 S3\$ N3 E14 N41\$.					

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	22	10	220.00	SF	6.00	6.00	100	2006	2006	3	27	356	
2	0211	CONCRETE W	0 100	7	3	21.00	SF	6.00	6.00	100	2006	2006	3	27	34	
3	0211	CONCRETE W	0 100	5	5	25.00	SF	6.00	6.00	100	2006	2006	3	27	41	
4	0080	4' CHAINLI	0 100	0	0	150.00	LF	13.00	13.00	100	2020	2020	3	89	1,736	
5	0955	PRIVACY FE	0 100	0	0	24.00	LF	15.00	15.00	100	2020	2020	3	97	349	
TOTALS															2,516	

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							