

MAGNOLIA GARDENS
 BLOCK M LOT 18
 OR 44 P 385 & OR 62 P 570

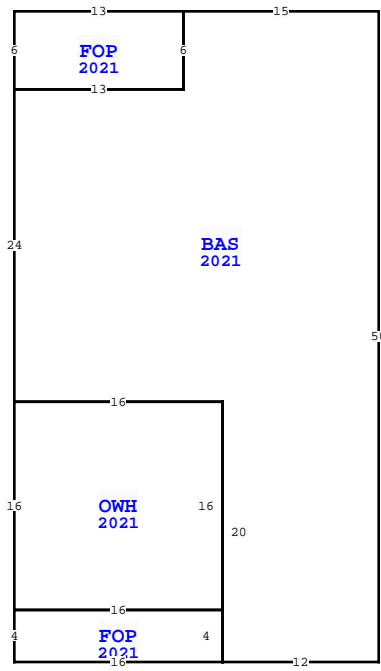
KAMM DONALD
 102 ANN CIRCLE
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11221-000


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 90				
11	CLAY TILE 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
3	MKT AREA		10		
13.00		1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,002	100	2021	1,002	115,233
FOP	64	30	2021	19	2,185
FOP	78	30	2021	23	2,645
OWH	256	100	2021	256	29,441
TOTALS	1,400			1,300	149,504

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,300	98.8200	117.35	152,555	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 0% - 0 Heated Area: 1258 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		149,504	
TOTAL MARKET OB/XF VALUE		4,330	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		169,134	
SOH/AGL Deduction		22,989	
ASSESSED VALUE		146,145	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		146,145	
TOTAL JUST VALUE		169,134	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,181	
5 YR PRCL CK, PU XFOB. COULD NOT GET PIC OF BACK			
PU NEW SFD; XFOB'S CO 6-22-2021 MMLB			
5 YR PRCL CH N/C-MM			
CORRECTION & ADDRESS CHG - DEED WAS INCORRECT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000068	SFD-CO	0	02/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0211	1/12/2023	QC	U	I	11	100
GRANTOR: D E KAMM CONSTRUCTION						
GRANTEE: KAMM DONALD						
1133/0316	12/02/2019	WD	Q	V	05	15,000
GRANTOR: TICE BARBARA J & RONA						
GRANTEE: D E KAMM CONSTRUCTI						

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	0	38	20		760.00	100	2021	2021	3	93	4,241	
2	0211	CONCRETE W	0	0	4	4		16.00	100	2021	2021	3	93	89	

BUILDING NOTES			
54 MELODY LN, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2021] W15 S6 W13 FOP=[YR=2021] E13 N6 W13 S6\$ S24 E16			
OWH=[YR=2021] W16 S16 E16 FOP=[YR=2021] W16 S4 E16 N4\$ N16\$ S20 E12 N50\$.			

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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							