

MAGNOLIA GARDENS
BLOCK M LOT 19
OR 44 P 335 & OR 62 P 570

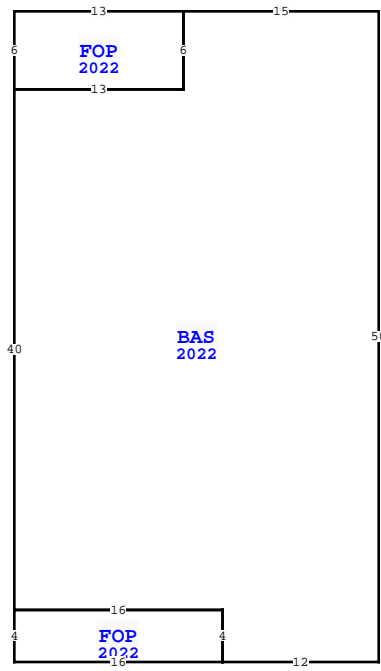
HUTCHISON RICHARD/COOPER JEANNIE
58 MELODY LN
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11222-000
WAKULLA COUNTY PROPERTY

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 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
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	1,258	100	2022	1,258	161,942
FOP	64	30	2022	19	2,446
FOP	78	30	2022	23	2,961
TOTALS	1,400			1,300	167,349

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	109.5000	130.03	169,039	2022	2022	0	0	1.00	99.00			
1 SINGLE FAM 0% - 2024 Heated Area: 1258 HX Base Yr														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	167,349		
TOTAL MARKET OB/XF VALUE	4,493		
TOTAL LAND VALUE - MARKET	15,300		
TOTAL MARKET VALUE	187,142		
SOH/AGL Deduction	0		
ASSESSED VALUE	187,142		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	187,142		
TOTAL JUST VALUE	187,142		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	151,365		
5 YR PRCL CL, PU XF IN FN, (FP-ADD HEAT PUMP TO HE			
2023 TRM RTND, PROPERTY SOLD.			
FR P/U SFD,XFOB, POWER 2/10/2022			
5 YR PRCL CH N/C-MM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000693	SFD-CO	0	07/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/0757	8/23/2023	WD Q	I	01		225,000
GRANTOR: CAMPISI NICHOLAS RYAN						
GRANTEE: HUTCHISON RICHARD &						
1259/0624	4/04/2022	WD Q	I	01		195,000
GRANTOR: D E KAMM CONSTRUCTION						
GRANTEE: CAMPISI NICHOLAS RY						

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	756.00	SF	6.00	6.00	100	2022	2022	3	97	4,400	
2	0211	CONCRETE W	0	4	16.00	SF	6.00	6.00	100	2022	2022	3	97	93	

BUILDING NOTES			
58 MELODY LN, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2022] W15 FOP=[YR=2022] W13 S6 E13 N6\$ S6 W13 S40			
FOP=[YR=2022] S4 E16 N4 W16\$ E16 S4 E12 N50\$.			

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