

MAGNOLIA GARDENS
 BLOCK M LOT 21
 DB 57 P 496 OR 1139 P 749

MCILWAIN SHAWN WILLIAM/MCILWAIN DIANE ELAINE
 21 ROSEDALE AVE
 ROSEDALE VALLEY, AB T4L-1Y4

2024

00-00-078-013-11224-000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																				
																VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 15,300 TOTAL MARKET VALUE 15,300 SOH/AGL Deduction 8,645 ASSESSED VALUE 6,655 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,655 TOTAL JUST VALUE 15,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,750 5 YR PRCL CK N/C ITLW 1/8/2022 5 YR PRCL CH N/C-MM COA PER TCO 5 YR PRCL CH, N/C																																			
DOR CODE		0000		VACANT RESIDENTIAL												PERMIT NUM				DESCRIPTION				AMT		ISSUED																									
MAP NUM		3		MKT AREA		10																																													
NEIGHBORHOOD/LOC		13.00		1.25/												SALES DATA																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number				DATE		TYPE INST		Q / V / I / RSN CD		SALE PRICE																			
																						1139/0749				1/14/2020		WD U V		11		100																			
																						GRANTOR: ERICKSTAD FLOYD																													
																						GRANTEE: MCILWAIN SHAWN WILL																													
TOTALS																										BLD DATE												LGL DATE		03/09/2019		JB									
EXTRA FEATURES																										MELODY LN, CRAWFORDVILLE										XF DATE												LAND DATE			
																										INC DATE												AG DATE													
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																					
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