

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 SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1139/0749 1/14/2020 WD U V 11 100 GRANTOR: ERICKSTAD FLOYD GRANTEE: MCILWAIN SHAWN WILL | | | | | | | | | | | |
| MAP NUM | | 3 | | MKT AREA | | 10 | | | | | | | | | | | | BUILDING NOTES BUILDING DIMENSIONS | | | | | | | | | |
| NEIGHBORHOOD/LOC | | 13.00 | | 1.25/ | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | MELODY LN, CRAWFORDVILLE | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | |
| 1 | 000000 | C | VAC RES | 0 | | | 50.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 15,300.00 | 15,300.00 | 15,300 | | | | | | | | | | |
| REVIEW DATE 06/04/2024 BY LW Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/06/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | |