**MAGNOLIA GARDENS**
BLOCK M LOT 27
DB 58 P 362  OR 443 P 734

**RONIS ZAKARY/TAYLOR CHRISTINA**
8520 COROLLA LN
CHARLOTTE, NC 28277-1409

**2024**

**00-00-078-013-11230-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## EXTRA FEATURES

| LN | 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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## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

TED LOTT LN, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/09/2019 JB |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### 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 | 14,640 |
| ASSESSED VALUE | 660 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 660 |
| TOTAL JUST VALUE | 15,300 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,275 |

5 YR PRCL CK N/C  ITLW 1/8/2022

5 YR PRCL CH N/C-MM

COA PER NCOA MOVED ACCNTS REPORT WCPA TRIM

2017 TRIM RETURNED/UTF

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1076/0237 | 5/23/2018 | PR | U | V | 11 | 8,700 |
| GRANTOR: RONIS ZAKARY PER REP | | | | | | |
| GRANTEE: RONIS ZAKARY & TAYL | | | | | | |
| 0443/0734 | 5/15/2002 | QC | U | V | | 1,100 |
| GRANTOR: SCHMIDT LEONARD A JR | | | | | | |
| GRANTEE: ANDREWS MILDRED | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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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