MAGNOLIA GARDENS BLOCK N
LOT 5 DB 59 P 95
OR 706 P 30, 31 OR 706 P 734

RYBAK ENTERPRISES LLC
4243 BLOXHAM CUTOFF RD
CRAWFORDVILLE, FL 32327

**2024**

**00-00-078-013-11256-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 14 | CARPET 20 |
| Heating Type | 13 | HEAT PUMP 100 |
| Air Condition | 13 | HEAT PUMP 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 08 | FAIR |
| DOR CODE | 0100 | SINGLE FAMILY |

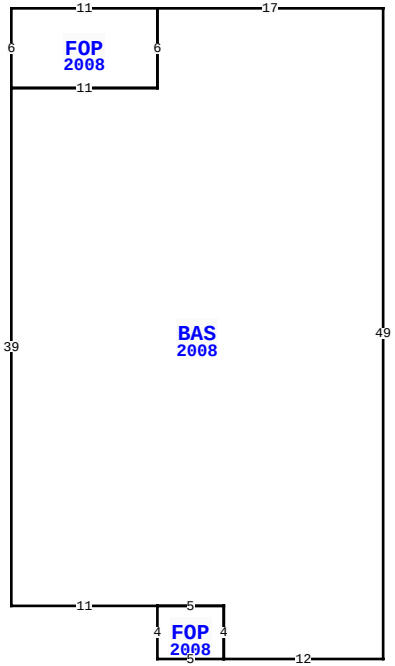
MAP NUM 3 MKT AREA 10
NEIGHBORHOOD/LOC 13.00 1.25/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,242 | 100 | 2008 | 1,242 | 138,782 |
| FOP | 20 | 30 | 2008 | 6 | 671 |
| FOP | 66 | 30 | 2008 | 20 | 2,235 |
| TOTALS | 1,328 | | | 1,268 | 141,687 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,268 | 110.7000 | 131.46 | 166,691 | 2008 | 2008 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1242 HX Base Yr




100 MELODY LN, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 03/13/2020 | MMFR | LGL DATE | | |
| XF DATE | 03/13/2020 | MMFR | LAND DATE | 03/09/2019 | JB |
| INC DATE | | | AG DATE | | |

## WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 141,687 |
| TOTAL MARKET OB/XF VALUE | 2,055 |
| TOTAL LAND VALUE - MARKET | 15,300 |
| TOTAL MARKET VALUE | 159,042 |
| SOH/AGL Deduction | 16,329 |
| ASSESSED VALUE | 142,713 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 142,713 |
| TOTAL JUST VALUE | 159,042 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 129,739 |

5 YR PRCL CK, N/C. COULD NOT GET PIC OF BACK (FP
5 YR PRCL CH N/C-MM
8506923872
ADD CHG PER OWNER HEATHER VIA PHONE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 200891 | SFD-CO | 0 | 02/05/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0943/0388 | 5/27/2014 | WD | U | I | 12 | 52,900 |
| GRANTOR: JP MORGAN CHASE BANK, | | | | | | |
| GRANTEE: RYBAK ENTERPRISES, | | | | | | |
| 0929/0613 | 12/19/2013 | CT | U | I | 11 | 100 |
| GRANTOR: CLERK OF COURT/HOFFMA | | | | | | |
| GRANTEE: JP MORGAN CHASE BAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W17 FOP=[YR=2008] W11 S6 E11 N6$ S6 W11 S39 E11 FOP=[YR=2008] S4 E5 N4 W5$ E5 S4 E12 N49$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0210 | CONCRETE D | 0 | 0 | 25 | 20 | 500.00 | SF | 6.00 | 6.00 | 100 | 2008 | 2008 | 3 | 34 | 1,020 | |
| 2 | 0955 | PRIVACY FE | 0 | 0 | 0 | 0 | 138.00 | LF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 50 | 1,035 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,055

| 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 | 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 | | | | | | | |

REVIEW DATE 08/08/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/06/2026 BY SYS