

MAGNOLIA GARDENS BLOCK N  
 LOT 11 DB 58 P 492  
 OR 542 P 861 OR 983 P 75

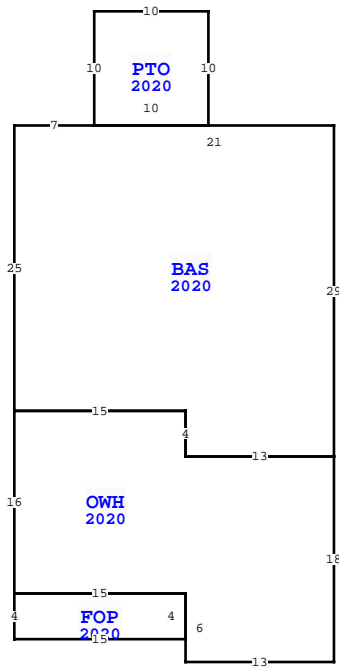
BARBER TIFFANY L  
 116 MELODY LN  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-078-013-11262-000

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				
10	LAMINATED 70				
14	CARPET 30				
13	HEAT PUMP 100				
13	HEAT PUMP 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	752	100	2020	752	94,332
FOP	60	30	2020	18	2,258
OWH	474	100	2020	474	59,459
PTO	100	5	2020	5	628
TOTALS	1,386			1,249	156,675

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,249	108.9000	129.32	161,521	2020	2020	0	0	3.00	97.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1226 HX Base Yr												



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		156,675		
TOTAL MARKET OB/XF VALUE		4,658		
TOTAL LAND VALUE - MARKET		15,300		
TOTAL MARKET VALUE		176,633		
SOH/AGL Deduction		17,989		
ASSESSED VALUE		158,644		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		158,644		
TOTAL JUST VALUE		176,633		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		144,222		
5 YR PRCL CK, PU XFOB				
22 PORT TO GADSDEN - ROBBINS				
ADD HX FOR 2021-ROBBINS				
5 YR PRCL CK, CHG TRAV.				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19001031	SFD-CO	0	07/19/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1285/0848	9/30/2022	WD Q	Q I 01	205,000
GRANTOR: ROBBINS TABITHA				
GRANTEE: BARBER TIFFANY L				
1144/0669	3/23/2020	WD Q	I 01	144,900
GRANTOR: JASON WESSINGER CONST				
GRANTEE: ROBBINS TABITHA				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2020] W21 PTO=[YR=2020] E10 N10 W10 S10\$ W7 S25 E15 S4 E13 OWH=[YR=2020] W13 N4 W15 S16 E15 FOP=[YR=2020] W15 S4 E15 N4\$ S6 E13 N18\$ N29\$.				

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	0	716.00	SF	6.00	6.00	100	2020	2020	3	89	3,823	
2	0211	CONCRETE W	0	0	4	20.00	SF	6.00	6.00	100	2020	2020	3	89	107	
3	0955	PRIVACY FE	0	0	0	50.00	LF	15.00	15.00	100	2020	2020	3	97	728	
TOTALS													4,658			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							