

MAGNOLIA GARDENS  
 BLOCK N LOT 16  
 DB 58 P 571 OR 653 P 10

PAUL SHANOVA MONIQUE  
 134 MELODY LN  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-078-013-11267-000  


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 10,870 ASSESSED VALUE 4,430 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,430 TOTAL JUST VALUE 15,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,750											
															5 YR PRCL CK, PU SFD, PU XFOBS AS FUTURE NEW. 5 YR PRCL CH N/C-MM 5 YR PRCL CH, N/C LT VAL CHG PER DOR STUDY											
DOR CODE		0000	VACANT RESIDENTIAL												PERMIT NUM DESCRIPTION AMT ISSUED PR24-000050 SFD-CO 03/18/2024											
MAP NUM		3	MKT AREA																							
NEIGHBORHOOD/LOC		13.00	1.25/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
TOTALS		134 MELODY LN, CRAWFORDVILLE												BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/09/2019 JB												
EXTRA FEATURES																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1368/0130 7/03/2024 WD Q I 01 209,900 GRANTOR: PAFFORD PROPERTIES & GRANTEE: PAUL SHANOVA MONIQUE 1346/0053 2/06/2024 WD Q V 05 125,000 GRANTOR: HANWAY JACK B GRANTEE: PAFFORD PROPERTIES										
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	BUILDING NOTES										
																BUILDING DIMENSIONS										

LAND DESCRIPTION										TOTAL OB/XF														
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							