


MAGNOLIA GARDENS
 BLOCK N LOT 26
 DB 60 P 309

EFFERSON CHARLOTTE MITCHELL
 9021 OLD HARDING PIKE
 FRANKLIN, TN 37064

2024

00-00-078-013-11277-000


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 N/C ITLW 1/8/2022 5 YR PRCL CH N/C-MM 5 YR PRCL CH, N/C 6155192452.													
DOR CODE 0000 VACANT RESIDENTIAL															PERMIT NUM				DESCRIPTION				AMT		ISSUED			
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											SALES DATA												
																OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						
TOTALS																			BLD DATE		LGL DATE		03/09/2019		JB			
EXTRA FEATURES															MELODY LN, CRAWFORDVILLE										BUILDING NOTES			
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 DIMENSIONS											
LAND DESCRIPTION															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 MA Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 05/06/2026 BY SYS																												