MAGNOLIA GARDENS BLOCK N
LOTS 44 & 45 DB 59 P 489
OR 482 P 697 OR 523 P 61

ROLON LEONARDO CARTAGENA
117 TED LOTT LN
CRAWFORDVILLE, FL 32327

**2024**

**00-00-078-013-11295-000**

## BUILDING CHARACTERISTICS

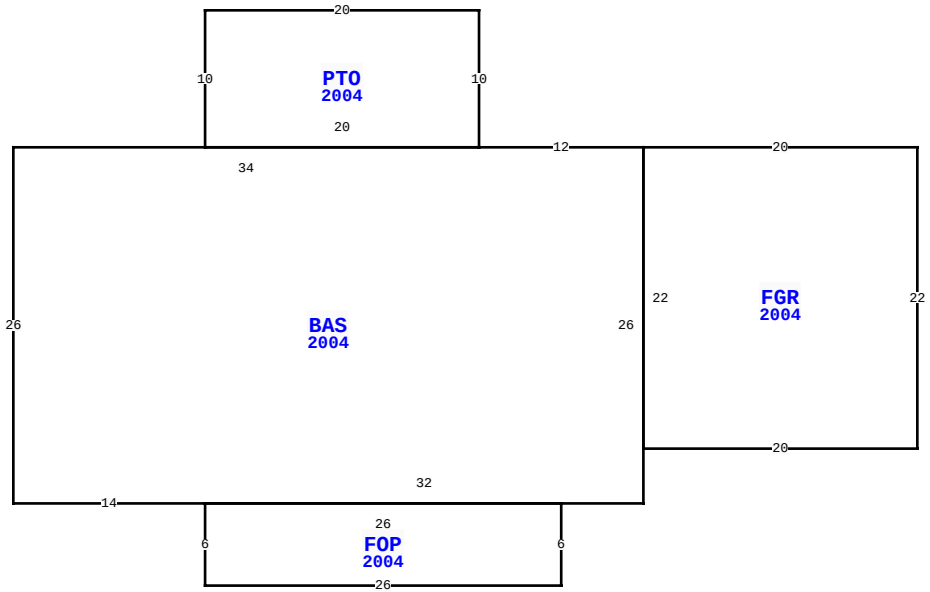
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 10 | LAMINATED 70 |
| Interior Floo | 14 | CARPET 30 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | AVERAGE |
| 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 | 1,196 | 100 | 2004 | 1,196 | 137,026 |
| FGR | 440 | 50 | 2004 | 220 | 25,206 |
| FOP | 156 | 30 | 2004 | 47 | 5,384 |
| PTO | 200 | 5 | 2004 | 10 | 1,146 |
| TOTALS | 1,992 | | | 1,473 | 168,762 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,473 | 110.9000 | 131.69 | 193,979 | 2004 | 2010 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 1196 HX Base Yr 2023




117 TED LOTT LN, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 03/17/2020 | MMFR | LGL DATE | | |
| XF DATE | 03/17/2020 | MMFR | 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 | | 168,762 |
| TOTAL MARKET OB/XF VALUE | | 3,518 |
| TOTAL LAND VALUE - MARKET | | 30,600 |
| TOTAL MARKET VALUE | | 202,880 |
| SOH/AGL Deduction | | 51,218 |
| ASSESSED VALUE | | 151,662 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 101,662 |
| TOTAL JUST VALUE | | 202,880 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 153,004 |

5 YR PRCL CK, CHG A/C, HTTP - FUTURE PAPER
PORT FROM 07621-004 ROLON
5 YR PRCL CH N/C-MM
ADD CHG PER VIA OWNR HEATHER 8506923872

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30462 | SFR | 0 | 07/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1287/0033 | 10/05/2022 | WD | Q | I | 01 | 215,000 |
| GRANTOR: RYBAK ENTERPRISES, LL | | | | | | |
| GRANTEE: ROLON LEONARDO CART | | | | | | |
| 0948/0630 | 8/08/2014 | WD | U | I | 12 | 65,000 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: RYBAK ENTERPRISES, | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2004] W20 BAS=[YR=2004] W12 PTO=[YR=2004] N10 W20 S10 E20$ W34 S26 E14 FOP=[YR=2004] S6 E26 N6 W26$ E32 N26$ S22 E20 N22$.

## 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 | 100 | 36 | 16 | 576.00 | SF | 6.00 | 6.00 | 100 | 2004 | 2004 | 3 | 23 | 795 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 28 | 3 | 84.00 | SF | 6.00 | 6.00 | 100 | 2004 | 2004 | 3 | 23 | 116 | |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | 220.00 | LF | 15.00 | 15.00 | 100 | 2014 | 2014 | 3 | 79 | 2,607 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,518

| 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 | 100 | | | 100.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 2.00 | 15,300.00 | 30,600.00 | 30,600 | | | | | | | |

REVIEW DATE 08/12/2024 BY Nwatts Total Acres: 0.23 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 06/24/2026 BY SYS