MAGNOLIA GARDENS
BLOCK O LOT 23
DB 60 P 275 OR 1091 P 807

REEVES JAMES O
507 CASOWDUN RD
QUINCY, FL 32351

2024

00-00-078-013-11327-000

BUILDING CHARACTERISTICS

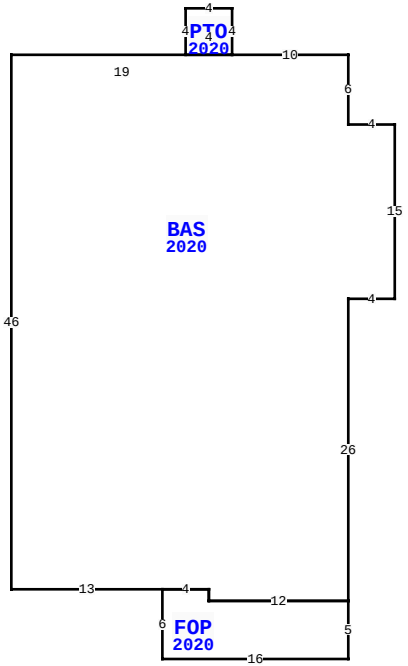
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,406	100	2020	1,406	158,149
FOP	84	30	2020	25	2,812
PTO	16	5	2020	1	113
TOTALS	1,506			1,432	161,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	97.6500	115.96	166,055	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 1406 HX Base Yr



156 TED LOTT LN, CRAWFORDVILLE

BLD DATE	01/04/2020	FRJT	LGL DATE		
XF DATE	01/04/2021	FRJT	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	161,073
TOTAL MARKET OB/XF VALUE	4,171
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	180,544
SOH/AGL Deduction	18,519
ASSESSED VALUE	162,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,025
TOTAL JUST VALUE	180,544
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,295

5 YR PRCL CK, PU XFOBS, CHG QUAL FAIR TO AVG
5 YR PRCL CK, PU NEW SFD AND XFOB LN 1,2
2018 TRIM RET'D NOT DELIVERABLE UTF
2017 TRIM RETURNED/UTF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000749	SFD-CO	0	08/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/0748	12/17/2020	WD	Q	I	01	166,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: REEVES JAMES O						
1142/0841	3/06/2020	WD	Q	V	05	130,000
GRANTOR: TIDEWATER INVESTMENTS						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W10 PTO=[YR=2020] N4 W4 S4 E4$ W19 S46 E13
FOP=[YR=2020] S6 E16 N5 W12 N1 W4$ E4 S1 E12 N26 E4 N15 W4 N6$.

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	0	0	756.00	SF	6.00	6.00	100	2020	2020	3	89	4,037	
2	0211	CONCRETE W	0	0	5	5	25.00	SF	6.00	6.00	100	2020	2020	3	89	134	

LAND DESCRIPTION

TOTAL OB/XF 4,171

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 08/09/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 06/24/2026 BY SYS