

MAGNOLIA GARDENS BLOCK 0  
 LOT 37 DB 60 P 363  
 OR 948 P 781 OR 1138 P 251

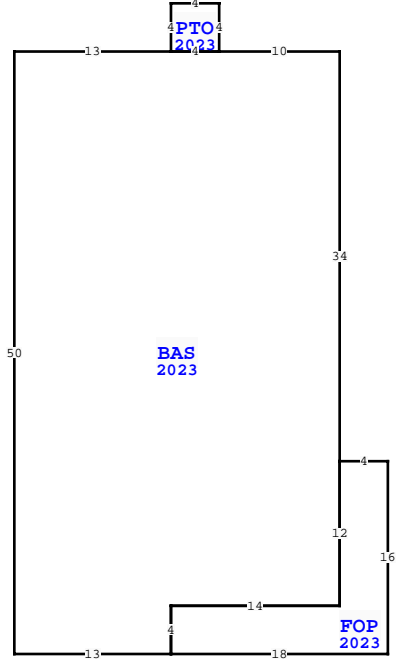
GAUTREAU MASON/GAUTREAU TARA SAVARESE  
 139 SHAR MEL RE LN  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-078-013-11338-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	90
Interior Floo	11	CLAY TILE	10
Ceiling	09	9 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	12	AVERAGE	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
BAS	1,294	100	2023
FOP	120	30	2023
PTO	16	5	2023
TOTALS	1,430		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,331	111.1000	131.93	175,599	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1294 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			175,599
TOTAL MARKET OB/XF VALUE			4,728
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			195,627
SOH/AGL Deduction			0
ASSESSED VALUE			195,627
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			195,627
TOTAL JUST VALUE			195,627
NCON VALUE			180,327
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,750
5 YR PRCL CK, N/C			
FR NCON & XFOB 08-03-2023			
5 YR PRCL CH N/C-MM			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000039	SFD-CO	0	01/31/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0402	6/26/2023	WD Q	Q	I	01	225,000
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: GAUTREAU MASON & TA						
1226/0454	8/31/2021	WD Q	Q	V	01	11,000
GRANTOR: ANGLERS CONSTRUCTION						
GRANTEE: SOUTHERN CONSTRUCTI						

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
1	0210	CONCRETE D	0	0	0	776.00	SF	6.00	6.00	100	2024	2023
2	0211	CONCRETE W	0	0	3	12.00	SF	6.00	6.00	100	2024	2023

TOTAL OB/XF												
4,728												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/09/2019	JB					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=30,10] E13 E4 E10 S34 S12 W14 S4 W13 N50 \$												
PTO=[YR=2023;ORIG=43,6] E4 S4 W4 N4 \$												
FOP=[YR=2023;ORIG=57,44] E4 S16 W18 N4 E14 N12 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0			50.00	100.00	1.00	LT		1.00