

MAGNOLIA GARDENS BLOCK Q  
 LOT 38 DB 58 P 389  
 OR 627 P 665 OR 630 P 534

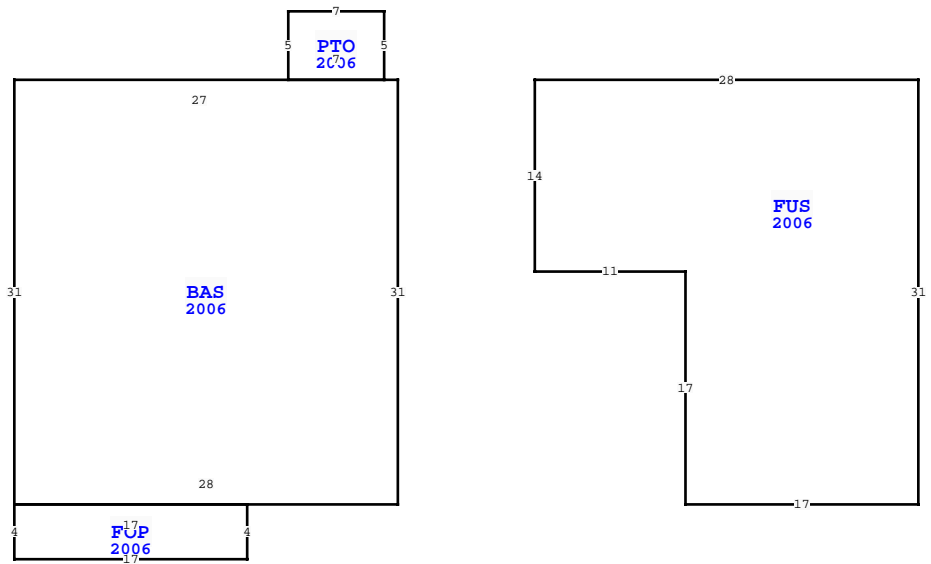
GARCIA VICTOR/GARCIA ZOE  
 109 TAFFLINGER RD  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-078-013-11440-000

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 Floor	11		CLAY TILE 50		
Interior Floor	14		CARPET 50		
Heating Type	13		HEAT PUMP 100		
Air Condition	13		HEAT PUMP 100		
Bedrooms			3 100		
Bathrooms			2.5 100		
Story Height			0 100		
Stories	2.		2. 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	868	100	2006	868	106,579
FOP	68	30	2006	20	2,456
FUS	681	100	2006	681	83,618
PTO	35	5	2006	2	246
TOTALS	1,652			1,571	192,898

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2020									
Heated Area: 1549						HX Base Yr 2020					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,898
TOTAL MARKET OB/XF VALUE			5,899
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			214,097
SOH/AGL Deduction			65,368
ASSESSED VALUE			148,729
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			98,729
TOTAL JUST VALUE			214,097
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,466
5 YR PRCL CK, CHG EYB 2006 TO 2011, QUAL FAIR TO A			
5 YR PRCL CH, PU XFOBS 0955,0620,0210			
ADDED XFOB LINE 3 SOLAR PANELS			
HERNANDO CO PER DR501T&R EMLD 5/7/2020			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00022	SOLAR PANELS-CC	0	08/31/2021
20061516	SFD - CO	0	09/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1116/0181	7/01/2019	WD Q	Q	I	01	144,900
GRANTOR: TEMPLIN RICHARD & TIF						
GRANTEE: GARCIA VICTOR & ZOE						
1019/0155	10/26/2016	WD U	U	I	12	107,500
GRANTOR: U.S. BANK N.A. AS TRU						
GRANTEE: TEMPLIN RICHARD & T						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	CONCRETE D	0	100	22	20	500.00	SF	6.00	6.00	100	2006	2006	3	27	810	
2	0211	CONCRETE W	0	100	5	3	25.00	SF	6.00	6.00	100	2006	2006	3	27	41	
3	1450	SOLAR PANE	0	100	0	0	11.00	UT	0.00	0.00	100	2021	2021	3	93	0	
4	0955	PRIVACY FE	0	100	0	0	191.00	LF	15.00	15.00	100	2019	2019	3	96	2,750	
5	0620	WOOD UTL B	0	100	16	10	160.00	SF	6.00	6.00	100	2018	2018	3	80	768	
6	0210	CONCRETE D	0	100	15	20	300.00	SF	6.00	6.00	100	2019	2019	3	85	1,530	

TOTAL OB/XF											
5,899											

BUILDING NOTES											
BAS=[YR=2006] W1 PTO=[YR=2006] N5 W7 S5 E7\$ W27 S31											
FOP=[YR=2006] S4 E17 N4 W17\$ E28 N31\$ PTR= E10 FUS=[YR=2006] S14 E11 S17 E17 N31 W28\$ W10\$.											

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	% 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			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							