

MAGNOLIA GARDENS BLOCK Q
 LOT 39 OR 13 P 710
 OR 70 P 272 OR 422 P 589

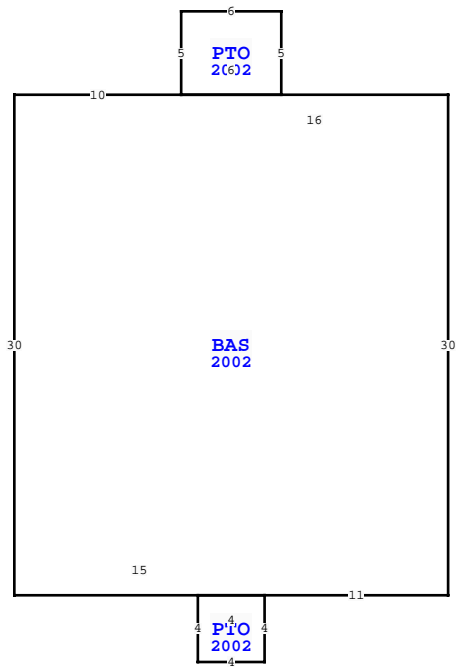
NEWLON ALEXANDER/PHARR SAMANTHA A
 105 TAFFLINGER RD
 CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11441-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	03	CONCR STEM	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	07	VYL PLANK	50
Interior Floor	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		2	100
Bathrooms		1	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
BAS	780	100	2002
PTO	16	5	2002
PTO	30	5	2002
TOTALS	826		

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%	- 2023								
				Heated Area: 780			HX Base Yr 2023				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			90,199
TOTAL MARKET OB/XF VALUE			4,500
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			109,999
SOH/AGL Deduction			24,152
ASSESSED VALUE			85,847
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			35,847
TOTAL JUST VALUE			109,999
NCON VALUE			2,250
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			81,162
5 YR PRCL CK, CHG QUAL FAIR TO AVG, PU/DEMO XFOBS			
PRMT CK FR DRS WIN			
SALES CH			
INCR EYB 2002-2006 PRMT B21-000714			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000857	REPL 2 DOORS 5 WI	0	08/23/2021
21000857	RE-ROOF-CC	0	08/23/2021
21000714	RE-ROOF-CO	0	07/08/2021
16000990	MECH	0	10/06/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/0185	2/03/2022	WD Q	Q	I	01	130,000
GRANTOR: ESTES INVESTMENT PROP						
GRANTEE: NEWLON ALEXANDER						
1219/0223	7/15/2021	CT U	I	11		72,100
GRANTOR: PHARR WILLIAM THOMAS						
GRANTEE: ESTES INVESTMENT PR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	CONCRETE D	0	100	30	20	600.00	SF	6.00	6.00	100
3	0210	CONCRETE D	0	100	15	20	300.00	SF	6.00	6.00	100
4	0955	PRIVACY FE	0	0	0	0	150.00	LF	15.00	15.00	100
TOTALS											

BLD DATE		06/24/2020	MMJS	LGL DATE	06/24/2020	MMJS
XF DATE		06/24/2020	MMJS	LAND DATE		06/24/2020
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2002] W16 PTO=[YR=2002] E6 N5 W6 S5 W10 S30 E15	
PTO=[YR=2002] W4 S4 E4 N4\$ E11 N30\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							