

MAGNOLIA RIDGE NORTH
 BLOCK A LOT 2 OR 285 P 533
 OR 396 P 203 OR 409 P 321

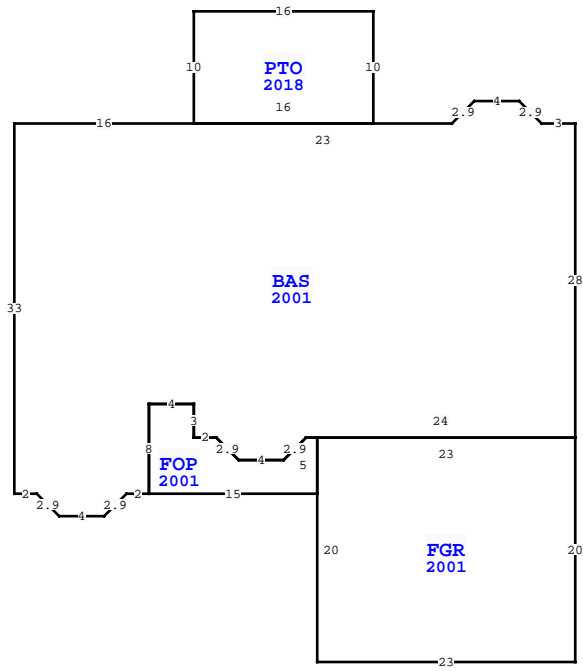
THE SNYDER FAMILY TRUST/SNYDER LARRY SCOTT TRUSTEE
 14112 SANDARAC DR
 BOKEELIA, FL 33922

2024

25-3S-02W-255-01602-A02

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	20	FACE	BRICK	20	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	08	SHT	VINYL	80	
Interior Floo	14	CARPET		20	
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	5	MKT AREA	10		
NEIGHBORHOOD/LOC	255.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	2001	1,484	124,699
FGR	460	50	2001	230	19,327
FOP	75	30	2001	22	1,849
PTO	160	5	2018	8	672
TOTALS	2,179			1,744	146,547

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%	- 2015		187,881	2001	2001	0	0	22.00	78.00
Heated Area: 1484 HX Base Yr 2015											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	146,547		
TOTAL MARKET OB/XF VALUE	3,305		
TOTAL LAND VALUE - MARKET	30,000		
TOTAL MARKET VALUE	179,852		
SOH/AGL Deduction	31,210		
ASSESSED VALUE	148,642		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	98,642		
TOTAL JUST VALUE	179,852		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	181,877		
DC OR 1329 P 86 TODD TUCKER / DIVORCED MAN			
5 YR PRCL CH, PU TRAV			
LN 5 & 6			
CORR TRAV, PU CORR DIMENS XFOB LN 1, PU XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000163	HVAC CHANGE OUT-C		03/19/2024
OB24-000153	RE-ROOF/SHINGLES-		03/08/2024
027262	HSE	0	12/12/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0454	2/16/2024	WD	Q	I	01	225,000
GRANTOR: TUCKER MATTHEW J						
GRANTEE: SNYDER LARRY SCOTT						
1334/0249	10/25/2023	OR	U	I	30	100
GRANTOR: TUCKER TODD W ESTATE						
GRANTEE: TUCKER MATTHEW J						

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	117	10	1,170.00	SF	6.00	6.00	100	2001	2001	3	20	1,404	
2	0211	CONCRETE W	0	100	35	3	105.00	SF	6.00	6.00	100	2001	2001	3	20	126	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2001	2001	3	58	754	
4	0955	PRIVACY FE	0	100	0	0	111.00	LF	15.00	15.00	100	2001	2001	3	0	0	
5	0210	CONCRETE D	0	100	0	0	435.00	SF	6.00	6.00	100	2001	2001	3	20	522	
6	0625	PORT WD UT	0	100	16	10	160.00	SF	6.00	6.00	100	2012	2012	3	52	499	
TOTALS															3,305		

BLD DATE		06/11/2019	MMAK	LGL DATE	06/11/2019	MMAK
XF DATE		06/11/2019	MMAK	LAND DATE		06/11/2019
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2001] W3 L2 U2 W4 L2 D2 W23 PTO=[YR=2018] E16 N10 W16 S10\$ W16 S33 E2 R2 D2 E4 R2 U2 E2 N8 E4 S3 E2 R2 D2 E4 R2 U2 E24 FGR=[YR=2001] W23 FOP=[YR=2001] W1 L2 D2 W4 L2 U2 W2 N3 W4 S8 E15 N5\$ S20 E23 N20\$ N28\$.	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							