

MAGNOLIA RIDGE NORTH  
BLOCK A LOT 7  
OR 285 P 533 OR 366 P 806

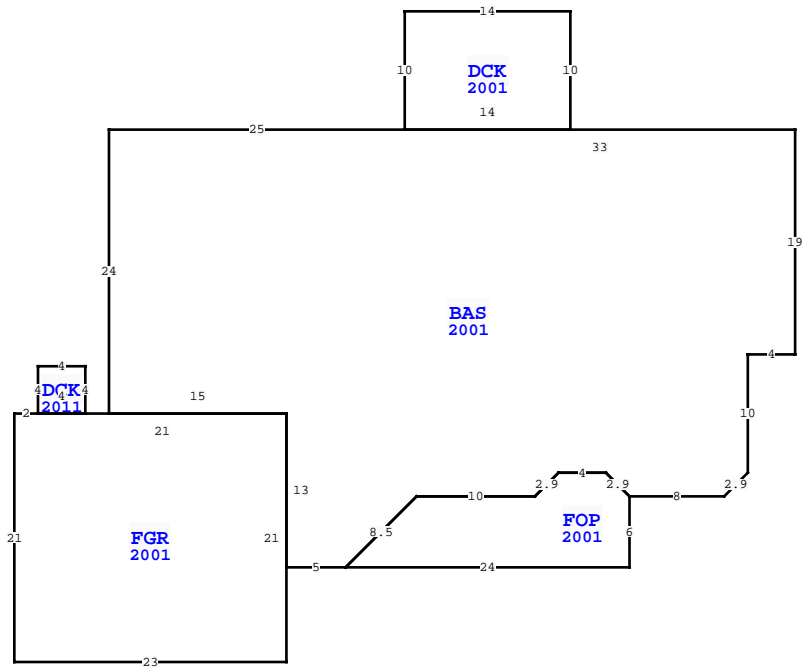
LOUCKS JAMES B/LOUCKS DEBORAH B  
42 MAGNOLIA DR  
CRAWFORDVILLE, FL 32327

2024

25-3S-02W-255-01602-A07

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION	CD	CONSTRUCTION
02	CONCR SLAB 100	02	WOOD FRAME 100
05	HARDIE BRD 80	03	GABLE/HIP 100
20	FACE BRICK 20	03	COMP SHNGL 100
03	DRYWALL 100	10	LAMINATED 70
11	CLAY TILE 30	04	AIR DUCTED 100
04	CENTRAL 100	03	CENTRAL 100
3	100	2	100
2	100	0	100
1.1	100	0	100
03	AVERAGE	0100	SINGLE FAMILY
5	MKT AREA	10	
255.00		1.00	
BAS	1,679	100	2001
DCK	140	10	2001
DCK	16	10	2011
FGR	483	50	2001
FOP	138	30	2001
TOTALS	2,456		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,978	117.0000	111.15	219,855	2001	2001	0	0	22.00	78.00
1 SINGLE FAM 100% - 2003 Heated Area: 1679 HX Base Yr 2003											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	171,487		
TOTAL MARKET OB/XF VALUE	5,092		
TOTAL LAND VALUE - MARKET	30,000		
TOTAL MARKET VALUE	206,579		
SOH/AGL Deduction	56,095		
ASSESSED VALUE	150,484		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	100,484		
TOTAL JUST VALUE	206,579		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	208,874		
5 YR PRCL CH, PU XFOB LN 5 & 6			
PU CORR TRAV, DEL XFOB LN 5			
5 YR PRCL CH, PU FNDN & FRME, CORR EXW, FLOOR			
PU XFOB#3-5,CHG EXW, 3 YR PRCL CK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000676	MECH	0	07/22/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0395/0122	11/30/2000	WD Q	Q	I		144,900
GRANTOR: MAJESTIC HOMES & DEVE						
GRANTEE: LOUCKS JAMES B & DE						
0366/0806	11/04/1999	WD U	V			18,750
GRANTOR: MAJESTIC HOMES & DEVE						
GRANTEE:						

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	0	0			6.00	100	2001	2001	3	20	1,438	
2	0080	4' CHAINLI	0	100	0	0			13.00	100	2002	2002	3	20	582	
3	0130	FIRE PLACE	0	100	0	0			1,300.00	100	2001	2001	3	58	754	
4	0211	CONCRETE W	0	100	39	3			6.00	100	2001	2001	3	20	140	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2018	2018	3	95	1,596	
6	0080	4' CHAINLI	0	100	0	0			13.00	100	2018	2018	3	80	582	
TOTALS															5,092	

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