MAGNOLIA RIDGE NORTH
BLOCK A LOT 8
OR 285 P 533 OR 341 P 189

HAMMONS APRIL LYNN
48 MAGNOLIA RIDGE
CRAWFORDVILLE, FL 32327

2024

25-3S-02W-255-01602-A08

BUILDING CHARACTERISTICS

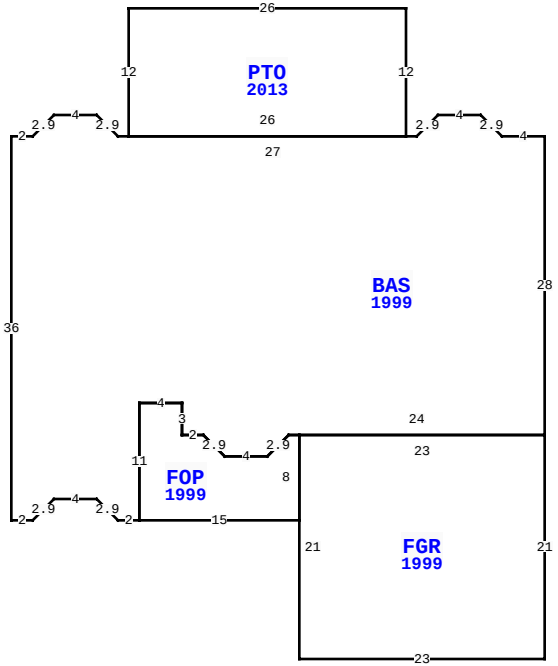
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 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	1,508	100	1999	1,508	123,571
FGR	483	50	1999	242	19,830
FOP	120	30	1999	36	2,950
PTO	312	5	2013	16	1,311
TOTALS	2,423			1,802	147,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	113.5000	107.82	194,292	1999	1999	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2018 Heated Area: 1508 HX Base Yr 2018



48 MAGNOLIA RDGE, CRAWFORDVILLE

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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	147,662
TOTAL MARKET OB/XF VALUE	4,110
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	181,772
SOH/AGL Deduction	16,297
ASSESSED VALUE	165,475
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	115,475
TOTAL JUST VALUE	181,772
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,882

5 YR PRCL CH, CHG DIM XFOB LN 1, PU XFOB LN 5

H04 FOR 2019.

QUALLS PORTED/TRNSFRD 2017 VALUES TO 09901-

SOH PORTED FROM 06978-000/2018/HAMMONS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
024449	HSE	0	12/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1055/0325	12/01/2017	WD	Q	I	01	178,400
GRANTOR: QUALLS MYNDI & RYAN &						
GRANTEE: HAMMONS APRIL LYNN						
0876/0078	1/30/2012	WD	U	I	12	119,500
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: QUALLS MYNDI & SMIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W4 L2 U2 W4 L2 D2 W27 PTO=[YR=2013] E26 N12 W26 S12$ W1 L2 U2 W4 L2 D2 W2 S36 E2 R2 U2 E4 R2 D2 E2 FOP=[YR=1999] E15 N8 W1 L2 D2 W4 L2 U2 W2 N3 W4 S11$ N11 E4 S3 E2 R2 D2 E4 R2 U2 E24 FGR=[YR=1999] W23 S21 E23 N21$ N28$.

EXTRA FEATURES

LN	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	714.00	SF	6.00	6.00	100	1999	1999	3	20	857	
2	0620	WOOD UTL B	0	100	8	10	80.00	SF	6.00	6.00	100	2002	2002	3	20	96	
3	0211	CONCRETE W	0	100	40	3	120.00	SF	6.00	6.00	100	1999	1999	3	20	144	
4	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1999	1999	3	56	728	
5	0210	CONCRETE D	0	100	0	0	476.00	SF	6.00	6.00	100	2018	2018	3	80	2,285	

LAND DESCRIPTION

TOTAL OB/XF 4,110

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 06/11/2019 BY MMAK Total Acres: 0.52 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 04/29/2026 BY SYS