

MAGNOLIA RIDGE NORTH  
 BLOCK A LOT 31 OR 285 P 533  
 OR 366 P 270 OR 552 P 511

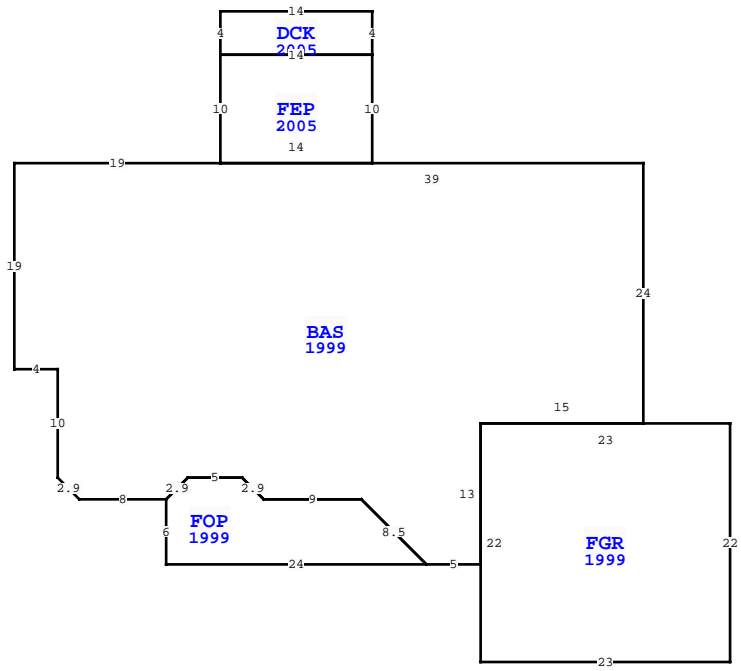
RAY RYAN R/RAY KEETA M  
 182 MAGNOLIA RIDGE  
 CRAWFORDVILLE, FL 32327

**2024**

25-3S-02W-255-01602-A31

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	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,090	121.9000	115.80	242,022	1999	1999	0	0	24.00	76.00	
1 SINGLE FAM 100% - 2014 Heated Area: 1789 HX Base Yr 2014												



QUALITY	CD	CONSTRUCTION			
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	1,677	100	1999	1,677	147,590
DCK	56	10	2005	6	528
FEP	140	80	2005	112	9,857
FGR	506	50	1999	253	22,266
FOP	140	30	1999	42	3,697
TOTALS	2,519			2,090	183,937

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			183,937
TOTAL MARKET OB/XF VALUE			3,392
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			217,329
SOH/AGL Deduction			52,911
ASSESSED VALUE			164,418
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			114,418
TOTAL JUST VALUE			217,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,313
5 YR PRCL CK, N/C			
CODE XFOB LN 2, PU XFOB LN 5			
CORR TRAV, PU CORR DIMENS XFOB LN 1, CORR			
5 YR PRCL CH, PU FNDN & FRME, CORR EXW, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000294	REROOF-CO	0	05/23/2019
2010922	MECH	0	09/03/2010
025848	HSE	0	10/26/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0918/0332	8/02/2013	WD Q	Q	I	01	165,714
GRANTOR: CUTLIP PATRICK J & KI						
GRANTEE: RAY RYAN R & KEETA						
0552/0511	8/11/2004	WD Q	Q	I		180,000
GRANTOR: PULIDO						
GRANTEE: CUTLIP						

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	100 120 10	1,200.00	SF	6.00	6.00	100	1999	1999	3	20	1,440	
2	0700	PORT BLDG	0	100 15 10	150.00	SF	8.00	8.00	100	2002	2002	3	59	708	
3	0211	CONCRETE W	0	100 59 3	177.00	SF	6.00	6.00	100	1999	1999	3	20	212	
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	253.00	SF	6.00	6.00	100	1999	1999	3	20	304	

BUILDING NOTES												
182 MAGNOLIA RDGE, CRAWFORDVILLE												

BUILDING DIMENSIONS												
BAS=[YR=1999] W39 FEP=[YR=2005] E14 N10 W14 DCK=[YR=2005] E14 N4 W14 S4\$ S10 \$ W19 S19 E4 S10 D2 R2 E8 FOP=[YR=1999] S6 E24 L6 U6 W9 L2 U2 W5 L2 D2 \$ R2 U2 E5 R2 D2 E9 R6 D6 E5 N13 FGR=[YR=1999] S22 E23 N22 W23\$ E15 N24\$.												

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								