

MAGNOLIA RIDGE NORTH  
 BLOCK A LOT 44  
 OR 285 P 533 OR 355 P 350

ROGERS DEBORAH LEE/DUKE DOUGLAS ROBERT  
 248 MAGNOLIA RIDGE  
 CRAWFORDVILLE, FL 32327

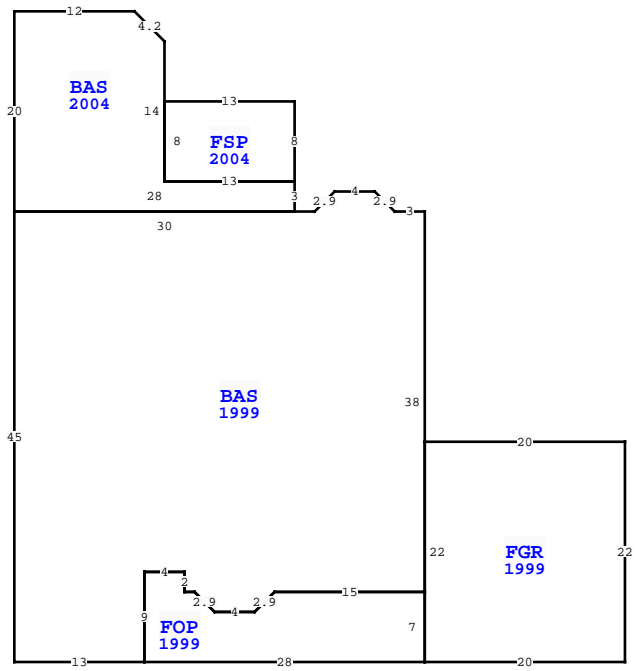
2024

25-3S-02W-255-01602-A44



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
20	FACE BRICK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	4	100		
	Bathrooms	3	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA		10		
255.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,665	100	1999	1,665	157,979
BAS	335	100	2004	335	31,786
FGR	440	50	1999	220	20,874
FOP	192	30	1999	58	5,503
FSP	104	55	2004	57	5,408
TOTALS	2,736			2,335	221,550

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% - 2024			270,183	1999	2005	0	0	18.00	82.00	Heated Area: 2000 HX Base Yr 2023	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		221,550	
TOTAL MARKET OB/XF VALUE		2,064	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		253,614	
SOH/AGL Deduction		0	
ASSESSED VALUE		253,614	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		203,614	
TOTAL JUST VALUE		253,614	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		256,328	
INCR EYB 2001-2005 RE-ROOF CC 5-2022			
TO 248 MAGNOLIA RDGE FROM NON-EXISTANT ADDR			
NEW OWNER LETTER RETURNED - ADDR CORRECTED			
INCR EYB 1999-2001 PRMT OB21-000271			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000246	RE-ROOF-CC	0	04/18/2022
21000271	MECH-CO	0	05/24/2021
19000349	MECH	0	07/01/2019
31119	ADDIT	0	12/18/2003
025111	HSE	0	05/11/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/0591	7/18/2024	WD	Q	I	01	360,000
GRANTOR: MERRILL TARA STEWART						
GRANTEE: ROGERS DEBORAH LEE						
1266/0021	5/12/2022	WD	Q	I	01	321,000
GRANTOR: WELLMAN FRANKLIN B &						
GRANTEE: MERRILL TARA STEWAR						

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	1,014.00	SF	6.00	6.00	100	1999	1999	3	20	1,217	
2	0211	CONCRETE W	0	100	33	3	99.00	SF	6.00	6.00	100	1999	1999	3	20	119	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1999	1999	3	56	728	

TOTAL OB/XF													
2,064													

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1999] W3 L2 U2 W4 L2 D2 W30 BAS=[YR=2004] E28 N3 W13 FSP=[YR=2004] E13 N8 W13 S8\$ N14 U3 L3 W12 S20\$ S45 E13 N9 E4 S2 E1 R2 D2 E4 R2 U2 E15 FOP=[YR=1999] W15 L2 D2 W4 L2 U2 W1 N2 W4 S9 E28 FGR=[YR=1999] E20 N22 W20 S22\$ N7\$ N38\$.													

LAND DESCRIPTION																								
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							