

MAGNOLIA RIDGE NORTH
 BLOCK A LOT 47
 OR 285 P 533 OR 448 P 790

TART PAUL W
 260 MAGNOLIA RDG
 CRAWFORDVILLE, FL 32327

2024

25-3S-02W-255-01602-A47

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 80				
19	COMMON BRK 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	10			
255.00	NEIGHBORHOOD/LOC	1.00/			
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE		
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,465	100	2003	1,465	137,945
DCK	140	10	2003	14	1,318
DCK	128	10	2012	13	1,224
DCK	200	10	2012	20	1,883
FGR	440	50	2003	220	20,715
FOP	75	30	2003	22	2,071
TOTALS	2,448			1,754	165,157

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%	- 2020		206,446	2003	2003	0	0	20.00	80.00	
				Heated Area: 1465					HX Base Yr 2020			

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		165,157	
TOTAL MARKET OB/XF VALUE		3,944	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		199,101	
SOH/AGL Deduction		778	
ASSESSED VALUE		198,323	
TOTAL EXEMPTION VALUE		13 HX HB VX	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		199,101	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,608	
2020 HX & VX APPLIED - TART			
5 YR PRCL CK, N/C			
COA PER USPS			
PU CORR TRAV, PU XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000291	REROOF-CO	0	05/22/2019
29243	SFD	0	07/16/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1112/0297	5/29/2019	WD Q	Q	I	01	189,900
GRANTOR: JAMISON LEWIS & MARSH						
GRANTEE: TART PAUL W						
0853/0868	6/02/2011	WD Q	Q	I	01	149,000
GRANTOR: STALLINGS CHRISTOPHER						
GRANTEE: JAMISON LEWIS & MAR						

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	2003	2003	3	21	2,298	
2	0211	CONCRETE W	0	100	35	4			6.00	100	2003	2003	3	21	176	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2012	2012	3	70	1,470	

260 MAGNOLIA RDGE, CRAWFORDVILLE										BLD DATE	06/12/2019	MMJT	LGL DATE	
										XF DATE	06/12/2019	MMJT	LAND DATE	06/12/2019
										INC DATE			AG DATE	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2003] W28 DCK=[YR=2003] E14 N10 W14 DCK=[YR=2012] E14 N12 L4 D4 W6 L4 U4 S12\$ S10\$ DCK=[YR=2012] N10 W20 S10 E20\$ W22 S28 E23 R2 D2 E4 R2 U2 E2 N3 E4 S8 FOP=[YR=2003] N8 W4 S3 W2 L2 D2 W4 L2 U2 W1 FGR=[YR=2003] W22 S20 E22 N20\$ S5 E15\$ E13 N33\$.											

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							