

MAGNOLIA RIDGE NORTH  
BLOCK A LOT 51  
OR 285 P 533 OR 336 P 473

GRAY NICHOLAS/GRAY LEE ANN  
69 MAGNOLIA RIDGE  
CRAWFORDVILLE, FL 32327

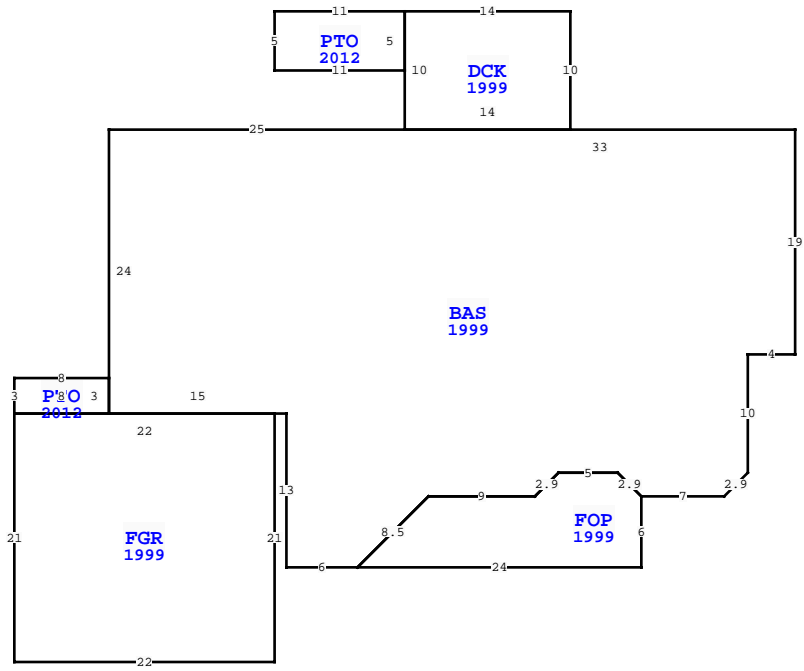
2024

25-3S-02W-255-01602-A51



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
Quality	03	AVERAGE	
DOR CODE	010	SINGLE FAMILY	
MAP NUM	5	MKT AREA	10
NEIGHBORHOOD/LOC	255.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,683	100	1999
DCK	140	10	1999
FGR	462	50	1999
FOP	140	30	1999
PTO	24	5	2012
PTO	55	5	2012
TOTALS	2,504		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,974	121.9000	115.80	228,589	1999	2001	0	0	22.00	78.00		
1 SINGLE FAM 100% - 2010 Heated Area: 1683 HX Base Yr 2010													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		178,299	
TOTAL MARKET OB/XF VALUE		2,794	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		211,093	
SOH/AGL Deduction		39,182	
ASSESSED VALUE		171,911	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		121,911	
TOTAL JUST VALUE		211,093	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,400	
INCR EYB 1999-2001 PRMT OB20-000303			
5 YR PRCL CK, N/C			
LN 4			
CORR TRAV, PU CORR DIMENS XFOB LN 1, PU XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000226	RE-ROOF/SHINGLES-		05/10/2023
20000303	MECH-CC	0	07/15/2020
024196	HSE	0	10/21/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0813/0618	11/25/2009	WD Q	Q	I	01	188,000
GRANTOR: LONGABACH TUCKER & AM						
GRANTEE: GRAY NICHOLAS & LEE						
0440/0123	4/08/2002	WD Q	Q	I		136,500
GRANTOR: EATON ROBERT STROM &						
GRANTEE: LONGABACH TUCKER &						

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	119	10	1,190.00	SF	6.00	6.00	100	1999	1999	3	20	1,428	
2	0211	CONCRETE W	0	100	64	3	192.00	SF	6.00	6.00	100	1999	1999	3	20	230	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1999	1999	3	56	728	
4	0210	CONCRETE D	0	100	0	0	340.00	SF	6.00	6.00	100	1999	1999	3	20	408	

TOTAL OB/XF													
69 MAGNOLIA RDGE, CRAWFORDVILLE													
BLD DATE	06/30/2006	FRFS	LGL DATE	06/12/2019	MMJT								
XF DATE	06/12/2019	MMJT	LAND DATE	06/12/2019	MMJT								
INC DATE			AG DATE										

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1999] W33 DCK=[YR=1999] E14 N10 W14 PTO=[YR=2012] W11 S5 E11 N5\$ S10 \$ W25 S24 PTO=[YR=2012] N3 W8 S3 FGR=[YR=1999] S21 E22 N21 W22\$ E8\$ E15 S13 E6 FOP=[YR=1999] E24 N6 U2 L2 W5 L2 D2 W9 L6 D6 \$ R6 U6 E9 R2 U2 E5 R2 D2 E7 R2 U2 N10 E4 N19\$.													

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							