MAGNOLIA RIDGE NORTH
BLOCK A LOT 56
OR 285 P 533 OR 373 P 554

GAINER RANDOLPH M
27 MAGNOLIA RIDGE
CRAWFORDVILLE, FL 32327

2024

25-3S-02W-255-01602-A56

BUILDING CHARACTERISTICS

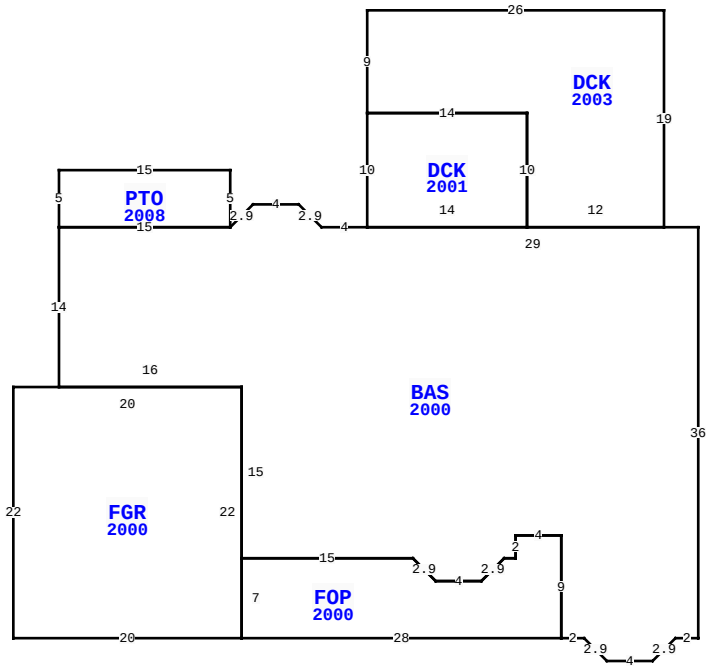
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	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	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	1,496	100	2000	1,496	135,581
DCK	140	10	2001	14	1,269
DCK	354	10	2003	35	3,172
FGR	440	50	2000	220	19,938
FOP	192	30	2000	58	5,257
PTO	75	5	2008	4	363
TOTALS	2,697			1,827	165,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,827	123.9000	117.70	215,038	2000	2000	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2017 Heated Area: 1496 HX Base Yr 2017



BLD DATE	06/14/2019 MMJT	LGL DATE	
XF DATE	06/14/2019 MMJT	LAND DATE	06/14/2019 MMJT
INC DATE		AG DATE	

27 MAGNOLIA RDGE, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,579
TOTAL MARKET OB/XF VALUE		4,765
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		200,344
SOH/AGL Deduction		31,048
ASSESSED VALUE		169,296
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,296
TOTAL JUST VALUE		200,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,700

5 YR PRCL CK, N/C

ADD HX FOR 2017 PER APP ON FILE

PU XFOB LN 3-5

5 YR PRCL CH, PU FNDN & FRME, PU CORR TRAV,

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000115	RE-ROOF/SHINGLES-		02/28/2024
028109	HSE	0	01/24/2000
025919	HSE	0	11/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0452	10/31/2016	WD	Q	I	01	177,000
GRANTOR: TABOR ELIZABETH L F/K						
GRANTEE: GAINER RANDOLPH M						
0776/0879	9/24/2006	TR	Q	I	01	5,800
GRANTOR: MANN ELIZABETH L.						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W29 DCK=[YR=2001] E14 N10 W14 DCK=[YR=2003] E14 S10 E12 N19 W26 S9$ S10$ W4 L2 U2 W4 L2 D2 W15 PTO=[YR=2008] E15 N5 W15 S5$ S14 E16 FGR=[YR=2000] W20 S22 E20 FOP=[YR=2000] E28 N9 W4 S2 W1 L2 D2 W4 L2 U2 W15 S7$ N22$ S15 E15 R2 D2 E4 R2 U2 E1 N2 E4 S9 E2 R2 D2 E4 R2 U2 E2 N36$.

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	1,490.00	SF	6.00	6.00	100	2000	2000	3	20	1,788	
2	0620	WOOD UTL B	0	100	8	8	64.00	SF	6.00	6.00	100	2002	2002	3	20	77	
3	0211	CONCRETE W	0	100	74	3	222.00	SF	6.00	6.00	100	2000	2000	3	20	266	
4	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2000	2000	3	57	741	
5	0080	4' CHAINLI	0	100	0	0	280.00	LF	13.00	13.00	100	2012	2012	3	52	1,893	

LAND DESCRIPTION

TOTAL OB/XF 4,765

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 06/14/2019 BY MMJT Total Acres: 0.51 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 04/29/2026 BY SYS