

MAGNOLIA RIDGE NORTH
 BLOCK A LOT 57 OR 285 P 533
 OR 702 P 762 OR 882 P 375

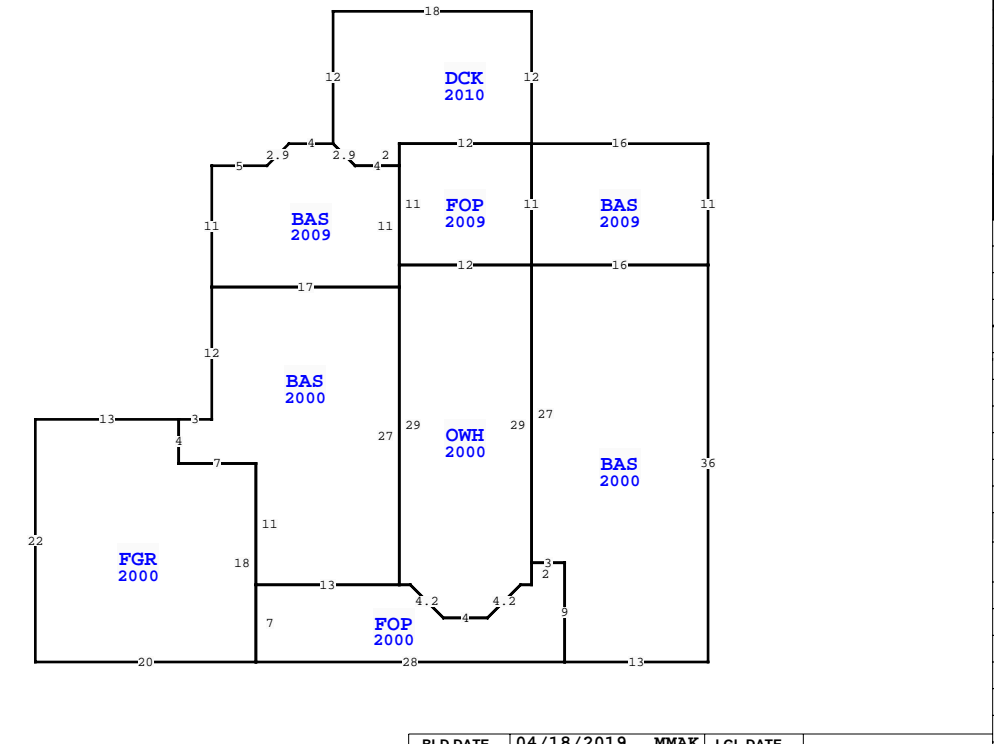
LEYNES ROBERT LAMAR III/REDDING SAVANNA FRANCINE
 21 MAGNOLIA RIDGE
 CRAWFORDVILLE, FL 32327

2024

25-3S-02W-255-01602-A57

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 70
Interior Floo	11	CLAY TILE 30
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	2,043	116.6000	110.77	226,303	2000	2000	0	0	23.00	77.00



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 AVERAGE	0100 SINGLE FAMILY	5	255.00 1.00/
		10	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	427	100	2000	427	36,420
BAS	549	100	2000	549	46,826
BAS	176	100	2009	176	15,012
BAS	199	100	2009	199	16,973
DCK	226	10	2010	23	1,962
FGR	412	50	2000	206	17,571
FOP	181	30	2000	54	4,606
FOP	132	30	2009	40	3,412
OWH	369	100	2000	369	31,473
TOTALS	2,671			2,043	174,253

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			174,253	
TOTAL MARKET OB/XF VALUE			2,498	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			206,751	
SOH/AGL Deduction			0	
ASSESSED VALUE			206,751	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			156,751	
TOTAL JUST VALUE			206,751	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			209,027	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000512	RE-ROOF-CC	0	08/05/2022
2014966	MECH	0	12/08/2014
200931	ENCLSE PORCH-EXP	0	01/13/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1110/0897	5/16/2019	WD Q	Q	I	01	196,500

GRANTOR: WIEDEMAN GARY
 GRANTEE: LEYNES ROBERT LAMAR
 1057/0350 12/14/2017 WD Q I 01 184,000
 GRANTOR: SIMMONS TROY L & ANIT
 GRANTEE: WIEDEMAN GARY

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	100 126	10		6.00	6.00	100	2000	2000	3	20	1,512	
2	0211	CONCRETE W	0	100 68	3		6.00	6.00	100	2000	2000	3	20	245	
3	0130	FIRE PLACE	0	100 0	0		1,300.00	1,300.00	100	2000	2000	3	57	741	

TOTAL OB/XF												2,498			
BLD DATE	XF DATE	INC DATE	MMAK	LGL DATE	LAND DATE	AG DATE	MMAK								
04/18/2019	04/18/2019			04/18/2019											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2009] W16 DCK=[YR=2010] N12 W18 S12 D2 R2 E4 N2 E12\$ FOP=[YR=2009] W12 S11 E12 N11\$ S11 E16 BAS=[YR=2000] W16 OWH=[YR=2000] W12 S29 BAS=[YR=2000] N27 W17 BAS=[YR=2009] E17 N11 W4 L2 U2 W4 L2 D2 W5 S11\$ S12 W3 S4 E7 S11 E13\$ FOP=[YR=2000] W13 S7 FGR=[YR=2000] N18 W7 N4 W13 S22 E20\$ E28 N9 W3 S2 W1 L3 D3 W4 L3 U3 W1\$ E1 R3 D3 E4 R3 U3 E1 N29\$ S27 E3 S9 E13 N36\$ N11\$.											

LAND DESCRIPTION												TOTAL OB/XF												2,498			
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										