

MAGNOLIA RIDGE NORTH
BLOCK A LOT 58
OR 285 P 533 OR 386 P 237

ROSIER ANTHONY/ROSIER SONIA Y
15 MAGNOLIA RIDGE
CRAWFORDVILLE, FL 32327

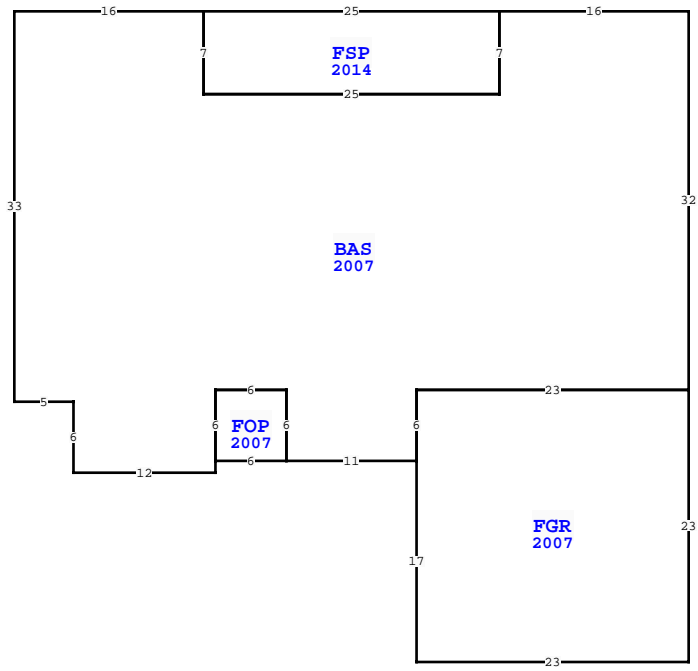
2024

25-3S-02W-255-01602-A58



| ELEMENT | | CD | CONSTRUCTION |
|------------------|------------------|---------------|--------------|
| Foundation | 02 | CONCR | SLAB 100 |
| Frame | 02 | WOOD | FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD | 70 |
| Exterior Wall | 19 | COMMON BRK | 30 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 12 | HARDWOOD | 50 |
| Interior Floo | 14 | CARPET | 50 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Bedrooms | | 4 | 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 |
| BAS | 1,804 | 100 | 2007 |
| FGR | 529 | 50 | 2007 |
| FOP | 36 | 30 | 2007 |
| FSP | 175 | 55 | 2014 |
| TOTALS | 2,544 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,175 | 117.1000 | 111.24 | 241,947 | 2007 | 2007 | 0 | 0 | 16.00 | 84.00 | |
| 2 SINGLE FAM 100% - 2008 Heated Area: 1804 HX Base Yr 2008 | | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|---|-------------|--------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 203,235 |
| TOTAL MARKET OB/XF VALUE | | | 4,028 |
| TOTAL LAND VALUE - MARKET | | | 30,000 |
| TOTAL MARKET VALUE | | | 237,263 |
| SOH/AGL Deduction | | | 46,513 |
| ASSESSED VALUE | | | 190,750 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 140,750 |
| TOTAL JUST VALUE | | | 237,263 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 240,193 |
| 5 YR PRCL CH, PU XFOB LN 5, CHG QUAL & BEDS | | | |
| PU XFOB LN 4 | | | |
| PU CORR DIMENS XFOB LN 3, | | | |
| 5 YR PRCL CH, PU FNDN & FRME, CORR TRAV, | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 2007158 | SFD-CO | 0 | 02/05/2007 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0730/0223 | 9/26/2007 | WD Q | Q | I | | 215,000 |
| GRANTOR: GIBBES MILLER CONSTRU | | | | | | |
| GRANTEE: ROSIER ANTHONY & SO | | | | | | |
| 0690/0477 | 12/21/2006 | WD Q | Q | V | | 35,000 |
| GRANTOR: BRANN DORIS C TRUST | | | | | | |
| GRANTEE: GIBBES MILLER CONST | | | | | | |

| 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 |
| 1 | 0130 | FIRE PLACE | 0 | 100 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 2007 | 2007 |
| 2 | 0210 | CONCRETE D | 0 | 100 | 97 | 1,261.00 | SF | 6.00 | 6.00 | 100 | 2007 | 2007 |
| 3 | 0211 | CONCRETE W | 0 | 100 | 24 | 72.00 | SF | 6.00 | 6.00 | 100 | 2007 | 2007 |
| 4 | 0210 | CONCRETE D | 0 | 100 | 16 | 208.00 | SF | 6.00 | 6.00 | 100 | 2010 | 2010 |
| 5 | 0620 | WOOD UTL B | 0 | 100 | 12 | 48.00 | SF | 6.00 | 6.00 | 100 | 2016 | 2016 |

| TOTAL OB/XF | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 4,028 | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | |
|----------------|--|--|--|--|--|--|
| | | | | | | |

| BUILDING DIMENSIONS | | | | | | |
|---|--|--|--|--|--|--|
| BAS=[YR=2007] W16 FSP=[YR=2014] W25 S7 E25 N7\$ S7 W25 N7 W16 S33 E5 S6 E12 N1 FOP=[YR=2007] E6 N6 W6 S6 \$ N6 E6 S6 E11 FGR=[YR=2007] S17 E23 N23 W23 S6\$ N6 E23 N32\$. | | | | | | |

| 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 |
| 1 | 000100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 |