

MAGNOLIA RIDGE NORTH  
 BLOCK B LOT 6  
 OR 285 P 533 OR 320 P 535

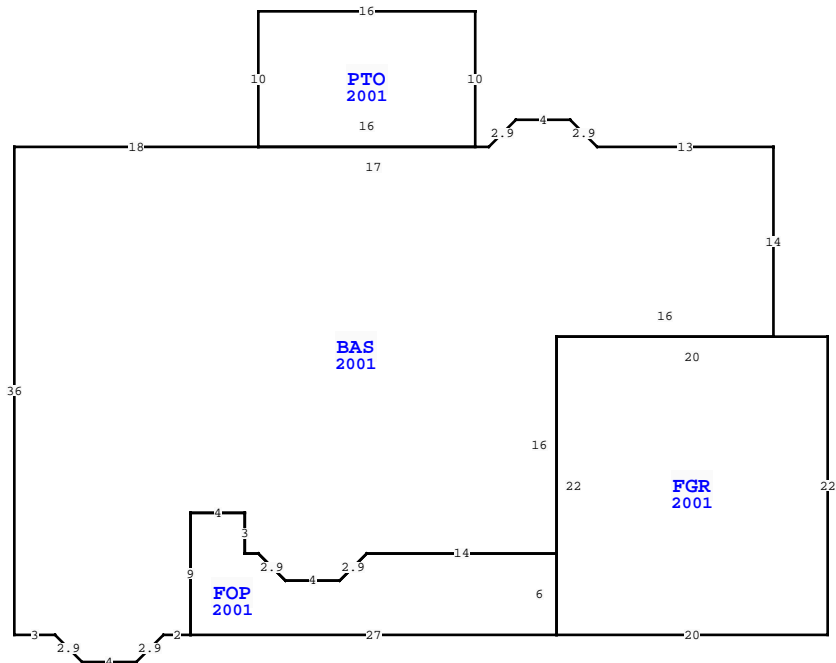
MCMANUS JOHN ALAN/MCMANUS LEAH R  
 125 MAGNOLIA RDG  
 CRAWFORDVILLE, FL 32327-8018

**2024**

25-3S-02W-255-01602-B06

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 Floor	11	CLAY TILE	50
Interior Floor	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
BAS	1,526	100	2001
FGR	440	50	2001
FOP	162	30	2001
PTO	160	5	2001
TOTALS	2,288		

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%	- 2006								
Heated Area: 1526						HX Base Yr 2006					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		172,625	
TOTAL MARKET OB/XF VALUE		3,222	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		205,847	
SOH/AGL Deduction		58,357	
ASSESSED VALUE		147,490	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		97,490	
TOTAL JUST VALUE		205,847	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,641	
INCR EYB 2001-2005 RE-ROOF B23-5 CC 2/1/2023			
5 YR PRCL CK, N/C			
& DIMENS XFOB LN 2			
CORR TRAV, PU CORR DIMENS XFOB LN 1, CHG CODE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-00005	RE-ROOF CC	0	01/04/2023
21000202	MECH	0	04/20/2021
15000904	PLUMB	0	10/01/2015
027545	N/C	0	03/06/2001
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD SALE PRICE
0580/0671	2/22/2005	WD Q	I 172,500
GRANTOR: BARE			
GRANTEE: MCMANUS			
0429/0584	12/28/2001	WD Q	I 127,900
GRANTOR: MAJESTIC HOMES & DEVE			
GRANTEE: BARE JAMES EUGENE &			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2001] W13 L2 U2 W4 L2 D2 W17 PTO=[YR=2001] E16 N10 W16 S10\$ W18 S36 E3 R2 D2 E4 R2 U2 E2 N9 E4 S3 E1 R2 D2 E4 R2 U2 E14 FOP=[YR=2001] W14 L2 D2 W4 L2 U2 W1 N3 W4 S9 E27 FGR=[YR=2001] E20 N22 W20 S22\$ N6\$ N16 E16 N14\$.			

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	86	14	1,204.00	SF	6.00	6.00	100	2001	2001	3	20	1,445	
2	0625	PORT WD UT	0 100	20	12	240.00	SF	6.00	6.00	100	2003	2003	3	21	302	
3	0211	CONCRETE W	0 100	33	3	99.00	SF	6.00	6.00	100	2001	2001	3	20	119	
4	0130	FIRE PLACE	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	2001	2001	3	58	754	
5	0080	4' CHAINLI	0 100	0	0	193.00	LF	13.00	13.00	100	2005	2005	3	24	602	
TOTALS															3,222	

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							