

MAGNOLIA RIDGE NORTH  
 BLOCK B LOT 8  
 OR 285 P 533 OR 462 P 198

SMID DEREK J/SMID REBECCA  
 111 MAGNOLIA RIDGE  
 CRAWFORDVILLE, FL 32327

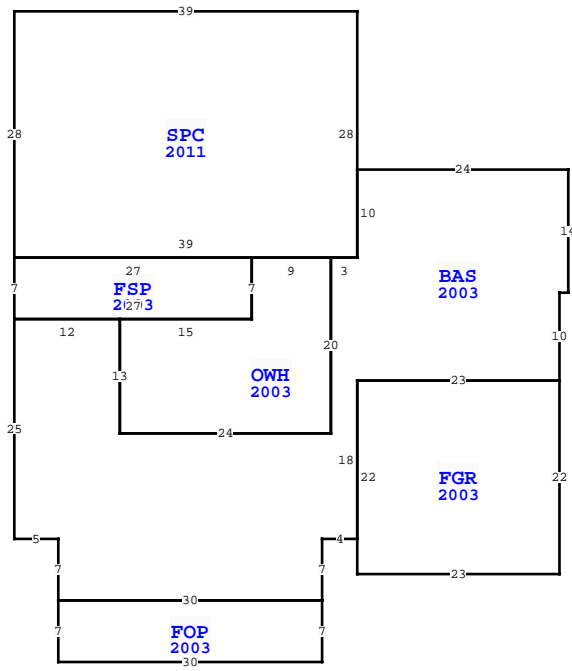
2024

25-3S-02W-255-01602-B08



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
05	WOOD FRAME 100				
02	HARDIE BRD 80				
19	COMMON BRK 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
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	1,460	100	2003	1,460	134,262
FGR	506	50	2003	253	23,266
FOP	210	30	2003	63	5,794
FSP	189	55	2003	104	9,564
OWH	375	100	2003	375	34,485
SPC	1,092	20	2011	218	20,047
TOTALS	3,832			2,473	227,417

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%	- 2004		284,271	2003	2003	0	0	20.00	80.00
Heated Area: 1835 HX Base Yr 2004											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		227,417	
TOTAL MARKET OB/XF VALUE		15,763	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		273,180	
SOH/AGL Deduction		64,345	
ASSESSED VALUE		208,835	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		158,835	
TOTAL JUST VALUE		273,180	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,702	
5 YR PRCL CK, N/C			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
LN 1, PU XFOB LN 6-7			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000164	REROOF-CO	0	04/29/2020
2011483	POOL ENCLOSURE	0	07/18/2011
2011430	POOL/SPA	0	06/27/2011
29555	SFD	0	10/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0487/0578	5/16/2003	WD Q	Q	I		158,500
GRANTOR: MAJESTIC HOMES & DEVE						
GRANTEE: SMID DEREK J & REBE						
0462/0198	11/01/2002	WD U	V			25,000
GRANTOR: MAJESTIC HOMES & DEVE						
GRANTEE:						

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	144 10	1,440.00	SF	6.00	6.00	100	2003	2003	3	21	1,814	
2	0080	4' CHAINLI	0 100	0 0	280.00	LF	13.00	13.00	100	2003	2003	3	21	764	
3	0955	PRIVACY FE	0 100	0 0	40.00	LF	15.00	15.00	100	2003	2003	3	0	0	
4	0211	CONCRETE W	0 100	53 3	159.00	SF	6.00	6.00	100	2003	2003	3	21	200	
5	0130	FIRE PLACE	0 100	0 0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
6	0080	4' CHAINLI	0 100	0 0	295.00	LF	13.00	13.00	100	2007	2007	3	30	1,151	
7	0220	POOL VINYL	0 100	28 14	392.00	SF	60.00	60.00	100	2011	2011	3	47	11,054	

TOTAL OB/XF											
15,763											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W24 S10 W3 S20 W24 N13 W12 FSP=[YR=2003] E27 N7											
OWH=[YR=2003] S7 W15 S13 E24 N20 W9\$ W27 SPC=[YR=2011] E39											
N28 W39 S28\$ S7\$ S25 E5 S7 E30 FOP=[YR=2003] W30 S7 E30 N7\$											
N7 E4 N18 E23 FGR=[YR=2003] W23 S22 E23 N22\$ N10 E1 N14\$.											

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							