

MAGNOLIA RIDGE NORTH  
 BLOCK B LOT 12 OR 285 P 533  
 OR 328 P 147 OR 940 P 363

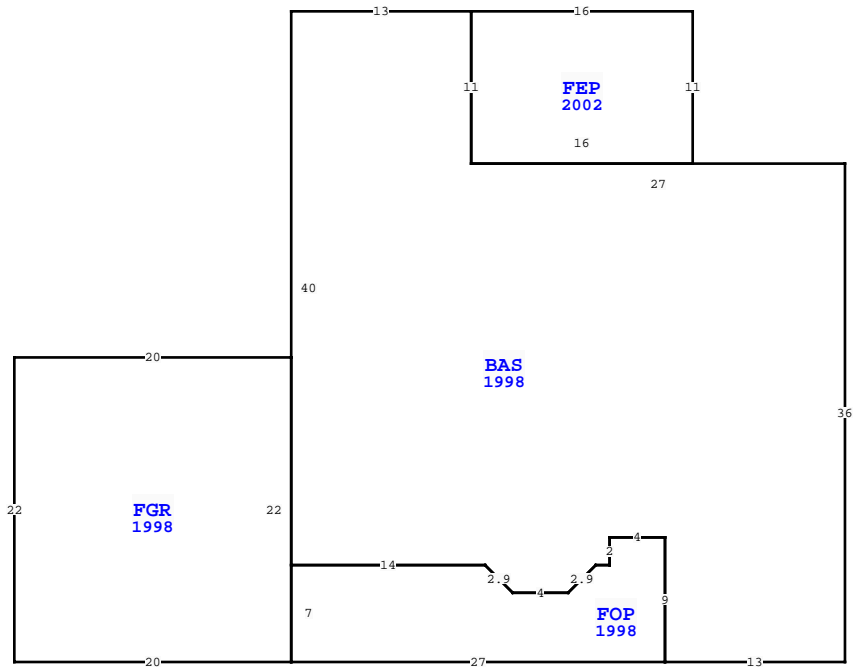
GILBERT SCOTT THOMAS JR/GILBERT SCOTT THOMAS JR  
 255 MAGNOLIA RIDGE  
 CRAWFORDVILLE, FL 32327

**2024**

25-3S-02W-255-01602-B12

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	20	FACE	BRICK	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	1,398	100	1998	1,398	122,612
FEP	176	80	2002	141	12,367
FGR	440	50	1998	220	19,295
FOP	185	30	1998	56	4,912
TOTALS	2,199			1,815	159,184

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%	- 2015	116.94	212,246	1998	1998	0	0	25.00	75.00
Heated Area: 1539 HX Base Yr 2015											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			159,184
TOTAL MARKET OB/XF VALUE			24,124
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			213,308
SOH/AGL Deduction			49,426
ASSESSED VALUE			163,882
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			113,882
TOTAL JUST VALUE			213,308
NCON VALUE			13,824
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,891
FR PRMT CH 8/4/23 - PU XFOB.			
5YR PRCL CK NC			
5 YR PRCL CK, N/C			
XFOB LN 5-6			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000761	REROOF-CO	0	06/02/2017
023773	SFD	0	07/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0952/0562	8/28/2014	WD	U	I	12	127,000
GRANTOR: BANK OF AMERICA FOR B						
GRANTEE: GILBERT SCOTT THOMA						
0940/0363	4/17/2014	CT	U	I	11	100
GRANTOR: CLERK OF COURT / ERNE						
GRANTEE: BANK OF AMERICA FOR						

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	139	15		6.00	6.00	100	1998	1998	3	20	2,502	
2	0620	WOOD UTL B	0	100	16	12		6.00	6.00	100	2002	2002	3	20	230	
3	0211	CONCRETE W	0	100	58	3		6.00	6.00	100	1998	1998	3	20	209	
4	0130	FIRE PLACE	0	100	0	0		1,300.00	1,300.00	100	1998	1998	3	55	715	
5	0210	CONCRETE D	0	100	0	0		958.00	6.00	100	1998	1998	3	20	1,150	
6	0955	PRIVACY FE	0	100	0	0		421.00	15.00	100	2016	2016	3	87	5,494	
7	0020	BARN, FRAME	0	100	36	32		1,152.00	12.00	100	2024	2023	AV	100	13,824	
TOTALS															24,124	

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							