

MAGNOLIA RIDGE NORTH
BLOCK B LOT 13
OR 285 P 533 OR 419 P 244

JENKINS ANDREA S/JENKINS KELLY B KINDELL
245 MAGNOLIA RIDGE
CRAWFORDVILLE, FL 32327

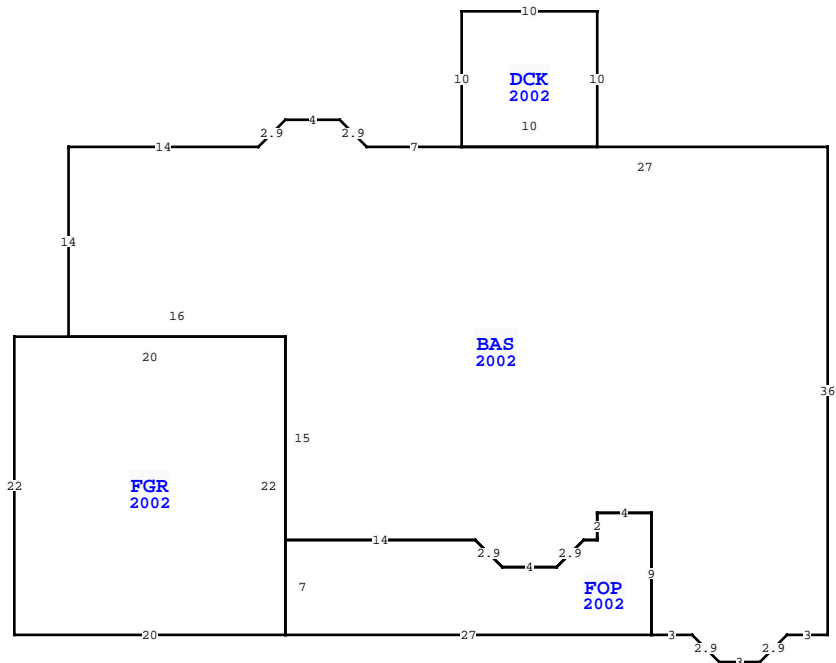
2024

25-3S-02W-255-01602-B13



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
05	HARDIE BRD 90		
19	COMMON BRK 10		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
11	CLAY TILE 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Story Height	0	100
1.	Stories	1.	100
	Units	0	100
03	AVERAGE		
0100	SINGLE FAMILY		
5	MAP NUM	10	
255.00	NEIGHBORHOOD/LOC	1.00/	
BAS	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
1,501		100	2002
1,501		100	2002
139,354		50	2002
10		30	2002
928			
20,425			
5,199			
2,226	TOTALS	1,787	165,906

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,787	123.7000	117.52	210,008	2002	2002	0	0	21.00	79.00		
1 SINGLE FAM 100% - 2003 Heated Area: 1501 HX Base Yr 2003													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	165,906		
TOTAL MARKET OB/XF VALUE	2,460		
TOTAL LAND VALUE - MARKET	30,000		
TOTAL MARKET VALUE	198,366		
SOH/AGL Deduction	45,640		
ASSESSED VALUE	152,726		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	102,726		
TOTAL JUST VALUE	198,366		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	200,575		
5 YR PRCL CH, PU XFOB LN 5 & NEW TRAV			
XFOB LN 4			
CORR TRAV, PU CORR DIMENS XFOB LN 1 & 2, PU			
5 YR PRCL CH, PU FNDN & FRME, CORR EXW, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
028460	SFD	0	12/13/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0460/0372	10/01/2002	WD U	Q	V	I	100
GRANTOR: MAJESTIC HOMES & DEVE						
GRANTEE: JENKINS ANDREA S &						
0454/0075	8/22/2002	WD Q	V			140,000
GRANTOR: MAJESTIC HOMES & DEVE						
GRANTEE: JENKINS ANDREA S &						

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	53	16			6.00	100	2002	2002	3	20	1,018	
2	0211	CONCRETE W	0	100	44	3			6.00	100	2002	2002	3	20	158	
3	0620	WOOD UTL B	0	100	12	12			6.00	100	2003	2003	3	21	181	
4	0210	CONCRETE D	0	100	61	10			6.00	100	2002	2002	3	20	732	
5	0060	DECK WOOD	0	100	0	0			5.00	100	2018	2018	3	95	371	

TOTAL OB/XF													
2,460													

BUILDING NOTES													
BAS=[YR=2002] W27 DCK=[YR=2002] E10 N10 W10 S10\$ W7 L2 U2 W4 L2 D2 W14 S14 E16 S15 E14 R2 D2 E4 R2 U2 E1 N2 E4 S9 FOP=[YR=2002] N9 W4 S2 W1 L2 D2 W4 L2 U2 W14 S7 FGR=[YR=2002] N22 W20 S22 E20 \$ E27\$ E3 D2 R2 E3 R2 U2 E3 N36\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							