

MAGNOLIA RIDGE NORTH
 BLOCK B LOT 14
 OR 285 P 533 OR 366 P 222

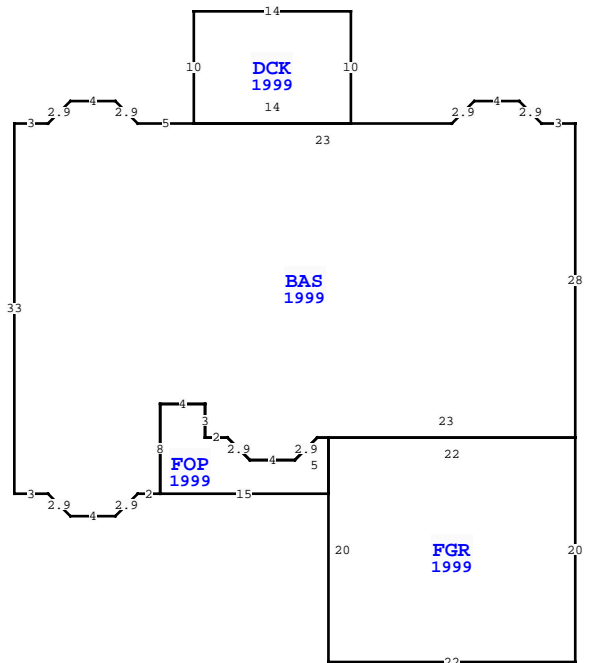
DAVID B CASTRO TRUST/CASTRO DAVID BARNARD
 284 TIMBERLANE RD
 TALLAHASSEE, FL 32312

2024

25-3S-02W-255-01602-B14

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 70				
19	COMMON BRK 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	10			
255.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,501	100	1999	1,501	143,172
DCK	140	10	1999	14	1,335
FGR	440	50	1999	220	20,985
FOP	75	30	1999	22	2,098
TOTALS	2,156			1,757	167,591

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,757	127.1000	120.74	212,140	1999	2002	0	0	21.00	79.00
1 SINGLE FAM 0% - 0 Heated Area: 1501 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			167,591
TOTAL MARKET OB/XF VALUE			3,386
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			200,977
SOH/AGL Deduction			0
ASSESSED VALUE			200,977
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			200,977
TOTAL JUST VALUE			200,977
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			203,267
2023 TRIM RETURNED COA			
5 YR PRCL CH, CHG DIM XFOB LN 5, DEL XFOB LN7			
PU XFOB LN 6-7			
FLOOR, PU CORR TRAV, PU CORR DIMENS XFOB LN 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000199	MECH	0	05/22/2018
16001273	RE-ROOF-CO	0	12/15/2016
025844	HSE	0	10/26/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0876	8/15/2024	QC	U	I	11	100
GRANTOR: CASTRO DAVID						
GRANTEE: DAVID B CASTRO TRUS						
0730/0258	9/27/2007	WD	Q	I		210,000
GRANTOR: EDGE RENEE C						
GRANTEE: CASTRO DAVID						

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	0	97	10	970.00	SF	6.00	6.00	100	1999	1999	3	20	1,164	
2	0620	WOOD UTL B	0	0	8	8	64.00	SF	6.00	6.00	100	2002	2002	3	20	77	
3	0211	CONCRETE W	0	0	58	3	174.00	SF	6.00	6.00	100	1999	1999	3	20	209	
4	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1999	1999	3	56	728	
5	0080	4' CHAINLI	0	0	0	0	368.00	LF	13.00	13.00	100	2002	2002	3	20	957	
6	0210	CONCRETE D	0	0	0	0	209.00	SF	6.00	6.00	100	1999	1999	3	20	251	
TOTALS															3,386		

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							