

MAGNOLIA RIDGE UNIT I
 BLOCK A LOT 15
 OR 59 P 50 OR 67 P 480-492

FOWLER JACK D JR/FOWLER JULIANNE M
 79 DEPOT RD
 CUTHBERT, GA 39840

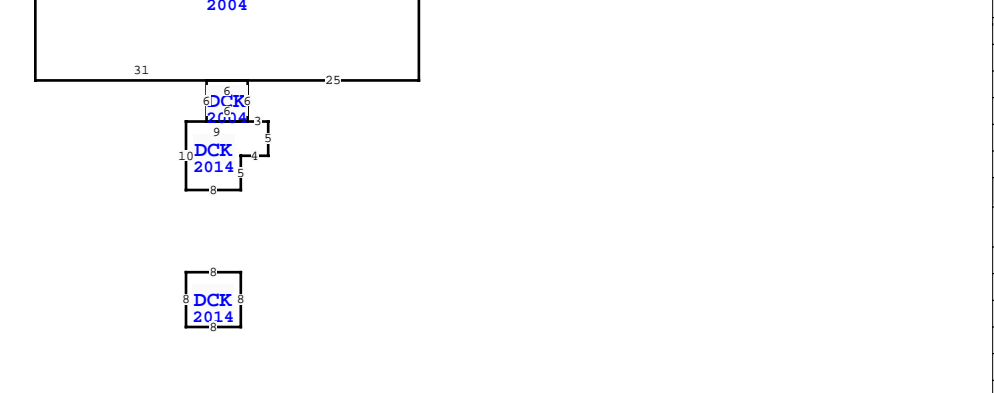
2024

26-5S-02W-160-03550-A15



ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	02	1,772	111.5000	78.05	138,305	2003	2003	0	0	40.00	60.00	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		82,983	
TOTAL MARKET OB/XF VALUE		7,286	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		110,269	
SOH/AGL Deduction		20,459	
ASSESSED VALUE		89,810	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		89,810	
TOTAL JUST VALUE		110,269	
NCON VALUE		1,659	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		80,137	
MM 5 YR CK 7/13/23 - PU XFOB.			
COA PER NCOA REPORT			
PU XFOB LN 3,4			
5 YR PRCL CK, CHG RCVR TO 13, CHG QUAL TO 03,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014675	DECK	0	08/11/2014
2010859	ELECT	0	08/16/2010
31420	CARPOT	0	02/26/2004
31028	A/C	0	11/20/2003
30913	DWMH	0	11/17/2003

QUALITY	CD	DESCRIPTION			
03		AVERAGE			
DOR CODE 0200 MOBILE HOME					
MAP NUM	4	MKT AREA 04			
NEIGHBORHOOD/LOC 160.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2004	1,512	70,807
DCK	36	10	2004	4	187
DCK	64	10	2014	6	281
DCK	96	10	2014	10	469
DCK	100	10	2014	10	469
FSP	144	60	2004	86	4,027
FST	96	65	2014	62	2,903
UCP	360	20	2004	72	3,372
UOP	40	25	2004	10	469
TOTALS	2,448			1,772	82,983

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	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
2	0211	CONCRETE W	0	0	5	4	SF	6.00	6.00	100	2014	2014	3	62	74	
3	0100	6" CHAINLI	0	0	0	0	LF	19.00	19.00	100	2018	2018	3	80	2,265	
4	0955	PRIVACY FE	0	0	0	0	LF	15.00	15.00	100	2018	2018	3	95	2,508	
8	0100	6" CHAINLI	0	0	0	0	LF	19.00	19.00	100	2024	2022	AV	97	1,659	

TOTAL OB/XF												
7,286												

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/0846	6/24/2016	WD	Q	I	01	68,000
GRANTOR: MEYER MICHAEL S						
GRANTEE: FOWLER JACK D & JUL						
0910/0284	4/30/2013	WD	Q	I	01	61,000
GRANTOR: MIDDLEBROOKS STEVEN H						
GRANTEE: MEYER MICHAEL S						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2004] W28 UOP=[YR=2004] N8 W5 S8 E5\$ FSP=[YR=2004] E9 FST=[YR=2014] E6 N16 W6 S16\$ N16 W9 UCP=[YR=2004] E15 N16 W20 S24 E5 N8\$ S16\$ W28 PTR=N5 DCK=[YR=2014] E8 N12 W8 S12\$ S5\$ S27 E31 DCK=[YR=2004] W6 S6 E6 DCK=[YR=2014] W9 S10 E8 PTR=S12 DCK=[YR=2014] W8 S8 E8 N8\$ N12\$ N5 E4 N5 W3\$ N6 \$ E25 N27\$.												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000700	C	MISC RES	0			150.00	291.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	000201	C	MH	0			150.00	291.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							