P-19-2-M-85
11.93 AC LYING IN THE SW1/4
OF SEC 32

HANNON GEORGE MICHAEL
147 OLD MAGNOLIA RD
CRAWFORDVILLE, FL 32327

**2024**

**32-2S-02E-000-05894-002**

## BUILDING CHARACTERISTICS

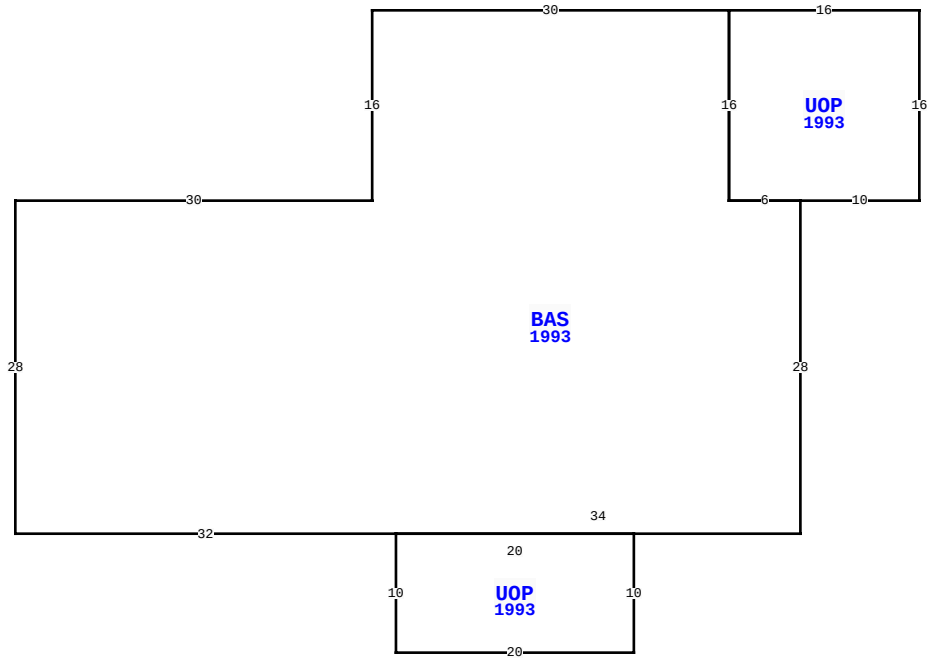
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 00 | N/A 100 |
| Frame | | N/A 100 |
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 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 |
| Quality | 03 | AVERAGE |
| DOR CODE | 5000 | IMPRVD AG RES |
| MAP NUM | 1 | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,328 | 100 | 1993 | 2,328 | 85,962 |
| UOP | 200 | 25 | 1993 | 50 | 1,847 |
| UOP | 256 | 25 | 1993 | 64 | 2,363 |
| TOTALS | 2,784 | | | 2,442 | 90,171 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 2,442 | 105.5000 | 73.85 | 180,342 | 1993 | 1993 | 0 | 0 | 0 | 50.00 | 50.00 |

1 MOBILE HOM 0% - 0 Heated Area: 2328 HX Base Yr




| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 10/26/2021 | FRJS | LGL DATE | | |
| XF DATE | 10/26/2021 | FRJS | LAND DATE | 10/26/2021 | FRJS |
| INC DATE | | | AG DATE | | |

147 OLD MAGNOLIA RD, CRAWFORDVILLE

## WAKULLA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 90,171 |
| TOTAL MARKET OB/XF VALUE | 941 |
| TOTAL LAND VALUE - MARKET | 96,975 |
| TOTAL MARKET VALUE | 109,664 |
| SOH/AGL Deduction | 56,959 |
| ASSESSED VALUE | 52,705 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 52,705 |
| TOTAL JUST VALUE | 188,087 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 84,922 |

CORRECT LAND LINE DESC
COA PER OWNER REQUEST FORM
2022 AG RENEWAL CARD RECD LATE
PRMT CH PU GENERATOR

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| OB24-000296 | ROOF OVER/METAL | | 04/30/2024 |
| B24-000066 | GUEST COTTAGE | | 02/15/2024 |
| 21000866 | GENERATOR | 0 | 08/25/2021 |
| 21000866 | GENERATOR | 0 | 08/25/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0168/0700 | 8/01/1990 | WD | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0151/0296 | 3/23/1989 | WD | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=1993] W16 S16 E6 BAS=[YR=1993] W6 N16 W30 S16 W30 S28 E32 UOP=[YR=1993] S10 E20 N10 W20$ E34 N28$ E10 N16$.

## EXTRA FEATURES

| LN | 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 | 0620 | WOOD UTL B | 0 | 0 | 24 | 16 | 384.00 | SF | 6.00 | 6.00 | 100 | 2000 | 2000 | 3 | 20 | 461 | |
| 2 | 0620 | WOOD UTL B | 0 | 0 | 12 | 12 | 144.00 | SF | 6.00 | 6.00 | 100 | 2000 | 2000 | 3 | 20 | 173 | |
| 3 | 0940 | OPEN SHED | 0 | 0 | 24 | 16 | 384.00 | SF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 20 | 307 | |

## LAND DESCRIPTION

TOTAL OB/XF 941

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000210 | C | MH RURAL | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 15,000 | | | | | | | |
| 2 | 005970 | A | TIMBER MIX 1 | 0 | | | 0.00 | 0.00 | 10.93 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 3,552 | | | | | | | |

REVIEW DATE 10/26/2021 BY FRJS Total Acres: 11.93 Total Land Value: 18,552 Market: 81,975 Agricultural: 3,552 Common: 15,000 PRINTED 04/01/2026 BY SYS