OLD MAGNOLIA ESTATES
LOT 3 CONT 32.20 AC
OR 280 P 330

KAHN JOSEPH H
4490 SHADY REST RD
HAVANA, FL 32333

2024

32-2S-02E-184-05894-A03

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OLD MAGNOLIA RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/18/2016 FRSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	161,000
TOTAL MARKET VALUE	9,070
SOH/AGL Deduction	0
ASSESSED VALUE	9,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,070
TOTAL JUST VALUE	161,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

5 YR PARCEL CHECK - NO CHANGES
CORRECT LAND LINE DESC
2022 AG RENEWAL RECD
2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0280/0330	7/12/1996	WD	U	V		63,680

GRANTOR: KAHN JOSEPH H
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005970	A	TIMBER MIX 1	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	325.00	325.00	3,900							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	325.00	325.00	4,550							
3	005996	A	AG WETLAND	0			0.00	0.00	6.20	AC		1.00	1.00	1.00	100.00	100.00	620							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 32.20 Total Land Value: 9,070 Market: 161,000 Agricultural: 9,070 Common: 0 PRINTED 04/01/2026 BY SYS