

5.1 ACRES MORE OR LESS IN OR  
378 P 689 A TRACT ALONG THE  
WAKULLA RIVER IN NE 1/4 OF

MCLEAN STEPHEN JOSEPH/MCLEAN CYNTHIA JOAN  
23 LIMPKIN COURT  
CRAWFORDVILLE, FL 32327

2024

00-00-002-000-06082-004



ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		7 100
Bathrooms		6 100
Story Height		0 100
Stories	2.	2. 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
1	SINGLE FAM	100%	- 2021		843,955	1991	2002	0	0	26.25	73.75
Heated Area: 5388 HX Base Yr 2021											

\*\* This building has 15 Sub-Areas  
23 LIMPKIN CT, CRAWFORDVILLE

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	100	0	0	2.00	UT	1,300.00	100	1991	1991	3	48	1,248	
2	0005	ELEVATOR	0	100	0	0	1.00	UT	29,000.00	100	1991	1991	3	48	13,920	
3	0370	BOATDOCK P	0	100	10	14	140.00	SF	12.00	100	1991	1991	3	20	336	
4	0770	PUMP HOUSE	0	100	5	5	25.00	SF	5.00	100	1991	1991	3	0	0	
6	0250	ASPHALT AV	0	100	51	37	1,887.00	SF	2.00	100	1991	1991	3	20	755	
7	0375	WOOD WALK	0	100	138	4	552.00	SF	15.00	100	1991	1991	3	20	1,656	
8	0350	BOATDOCK A	0	100	10	14	140.00	SF	24.00	100	1991	1991	3	20	672	
9	0375	WOOD WALK	0	100	10	18	180.00	SF	15.00	100	1991	1991	3	20	540	
10	0940	OPEN SHED	0	100	4	8	32.00	SF	4.00	100	2020	2020	3	89	114	
16	0211	CONCRETE W	0	100	21	4	84.00	SF	6.00	100	2020	2020	3	89	449	

BUILDING CHARACTERISTICS					
QUALITY	04 ABOVE AVERAGE				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	1	MKT AREA	12		
NEIGHBORHOOD/LOC	000 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100	1991	1,774	181,935
BAS	950	100	1993	950	97,429
BAS	740	100	1995	740	75,892
DCK	28	10	1991	3	308
DCK	66	10	1991	7	718
DCK	72	10	1991	7	718
DCK	588	10	1991	59	6,051
FOP	72	30	1991	22	2,256
FOP	84	30	1991	25	2,564
FOP	560	30	1991	168	17,229
TOTALS	8,690			6,069	622,417

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				634,549	
TOTAL MARKET OB/XF VALUE				19,690	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				754,239	
SOH/AGL Deduction				139,424	
ASSESSED VALUE				614,815	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				564,815	
TOTAL JUST VALUE				754,239	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				722,420	
INCR EYB 1998-2002 RE-ROOF OB23-199 CC 5/4/2023					
LENTZ PORTED 2020 VALUES TO LEON FOR 2021					
CHG EYB TO 1998 PER TB					
SEE SCANS FOR ADDTNL NOTES					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB23-00021	GENERATOR		07/25/2023		
OB23-000199	RE-ROOF-CC	0	04/25/2023		
20000442	RE-ROOF-CO	0	09/21/2020		
201220	RE-ROOF	0	01/17/2012		
19217	N/A	0	01/13/1995		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/0804	8/13/2020	WD	Q	I	01	625,000
GRANTOR:LENTZ JOHN W VII & MA						
GRANTEE:MCLEAN STEPHEN JOSE						
1043/0102	8/03/2017	QC	U	I	11	100
GRANTOR:GARY THURMAN REALTY,						
GRANTEE:LENTZ JOHN W VII &						

BUILDING NOTES						
BLD DATE 07/30/2021 FRNM LGL DATE						
XF DATE 10/17/2018 FRJT LAND DATE 10/17/2018 FRJT						
INC DATE AG DATE						

BUILDING DIMENSIONS						
FOP=[YR=1991] W28 DCK=[YR=1991] E4 N7 W4 S7\$ W20 PTR=N20						
FUS=[YR=1991] E18 N1 E12 S1 E18 N44 FOP=[YR=1991] N6 W14 S6						
E14\$ W14 S8 W22 N8 W12 FOP=[YR=1991] E12 N6 W12 S6\$44\$ S20 \$						
DCK=[YR=1991] W3 S22 E3 N22\$ S14 E34 N8 E14 BAS=[YR=1991] W14						
S8 W34 S8 W3 PTR=W5 N22 W35 UOP=[YR=1993] W42 DCK=[YR=1991]						
N7 E18 N27W21 S34 E3\$ W5 S14 BAS=[YR=1993] S34PTO=[YR=1991]						
S8 E47 N8 W47\$ E38 N12W17 N6 E2 N16 W23\$ E23 FOP=[YR=1993]						
S16 W2 S6 E17 S12 E9 N34 W24\$ E24 N14 \$ E35 S22 E5\$ S14 E3						
S12 E18 N1 E12 DCK=[YR=1991] W12 S6 E12 N6\$ S1 E18 N9						
BAS=[YR=1995] S5 E10 S21 E23 N30 W23 FOP=[YR=1995] E23 N10 W3						
S4 W20 S6\$ S4 W10\$ N3 N14 N16\$ N6\$.						

LAND DESCRIPTION																	TOTAL OB/XF							
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	000132	C	SFR RIVER	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

5 .1 ACRES M OR L IN OR  
378 P 689 A TRACT ALONG THE  
WAKULLA RIVER IN NE 1/4 OF

MCLEAN STEPHEN JOSEPH/MCLEAN CYNTHIA JOAN  
23 LIMPKIN COURT  
CRAWFORDVILLE, FL 32327

2024

00-00-002-000-06082-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	08	WD ON PLY	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
UDG	1,548	55	1995
TOTALS	1,548		851 12,132

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2 SFR UFGR		100%	- 2021	19.80	16,850	1995	1995		0	0	28.00	72.00	
				Heated Area: 0					HX Base Yr	2021			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">43</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">43</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">36</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">36</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>UDG 1995</p> </div> </div>													
BLD DATE	07/30/2021	FRNM	LGL DATE										
XF DATE	10/17/2018	FRJT	LAND DATE	10/17/2018	FRJT								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				634,549	
TOTAL MARKET OB/XF VALUE				19,690	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				754,239	
SOH/AGL Deduction				139,424	
ASSESSED VALUE				614,815	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				564,815	
TOTAL JUST VALUE				754,239	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				722,420	
CARD, CAP IT PU XFOB LN4,5 CARD 2					
PU NEW TRAVERS DELETE XFOB LN-5, PER BUILDING					
ADD HX FOR 2021-MCLEAN					
S/O 5 ACRES TO 06082-003(REINSTATE PRCL)					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1164/0804	8/13/2020	WD Q	I	01	625,000
GRANTOR: LENTZ JOHN W VII & MA					
GRANTEE: MCLEAN STEPHEN JOSE					
1043/0102	8/03/2017	QC U	I	11	100
GRANTOR: GARY THURMAN REALTY,					
GRANTEE: LENTZ JOHN W VII &					
BUILDING NOTES					
BUILDING DIMENSIONS					
UDG=[YR=1995] W43 S36 E43 N36\$.					

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
23 LIMPKIN CT, CRAWFORDVILLE												
TOTAL OB/XF 0												

LAND DESCRIPTION													TOTAL OB/XF												
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	