LOT 2 HRS P-7-2-M-2
12 AC M/L IN THE S 1/2 OF THE
SE 1/4 OF HRS 2

CHANCY JOHN R/CHANCY SUNNY A
P O BOX 1439
WOODVILLE, FL 32362

**2024**

**00-00-002-000-06086-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| MAP NUM | 1 | MKT AREA | 01 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

CYPRESS KNEE RD, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 09/06/2017 RTJT | LGL DATE | 09/06/2017 RTJT |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 10,736 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 85,736 |
| SOH/AGL Deduction | 22,892 |
| ASSESSED VALUE | 62,844 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 62,844 |
| TOTAL JUST VALUE | 85,736 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 84,479 |

PRMT CK, LEFT NOTE ON GATE, TRIED TO WALK BEHIND P

5-YR PARCEL CHECK; NO CHANGES

COA PER WAK TCO

2019 TRIM RETURNED UTF

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B24-000381 | DOCK AND RAMP-CC | | 04/15/2024 |
| 20071217 | DOCK | 0 | 09/10/2007 |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1062/0073 | 2/06/2018 | WD | U | I | 37 | 80,000 |
| GRANTOR: WINCHESTER RICHARD BO | | | | | | |
| GRANTEE: CHANCY JOHN R & SUN | | | | | | |
| 0658/0199 | 5/19/2006 | QC | Q | V | 01 | 100 |
| GRANTOR: WINCHESTER RICHARD BO | | | | | | |
| GRANTEE: WINCHESTER RICHARD | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0375 | WOOD WALK | 0 | 0 | 501 | 4 | 2,004.00 | SF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 30 | 9,018 | |
| 2 | 0350 | BOATDOCK A | 0 | 0 | 30 | 5 | 150.00 | SF | 26.40 | 26.40 | 100 | 2007 | 2007 | GD | 30 | 1,188 | |
| 3 | 0770 | PUMP HOUSE | 0 | 0 | 5 | 5 | 25.00 | SF | 5.00 | 5.00 | 100 | 2007 | 2007 | 3 | 40 | 50 | |
| 4 | 0371 | FLOATING D | 0 | 0 | 10 | 8 | 80.00 | SF | 20.00 | 20.00 | 100 | 2007 | 2007 | 3 | 30 | 480 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,736

| 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 | 000132 | C | SFR RIVER | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 04/11/2021 BY JSLH Total Acres: 6.04 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 04/22/2026 BY SYS