P-7-1-M-2 12.08 AC M/L
IN THE S1/2 OF THE SE 1/4
OF HRS 2

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

2024

00-00-002-000-06086-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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
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		LGL DATE	
XF DATE	06/28/2011 KLSR	LAND DATE	09/06/2017 RTSR
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	70,000
TOTAL MARKET VALUE	70,000
SOH/AGL Deduction	0
ASSESSED VALUE	70,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,000
TOTAL JUST VALUE	70,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

5-YR PARCEL CHECK; NO CHANGES

5 YR PRCL CH, N/C

LAND USE CODES TO VACANT

5 YR PRCL CH, DEL XFOB LN 1 & 2, CHG PRCL &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007558	DOCK	0	04/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/0177	4/21/2021	WD	Q	V	01	80,000
GRANTOR: HINRICHS LYNN W. & MA						
GRANTEE: CHANCY JOHN R & SUN						
0658/0196	5/01/2006	QC	Q	V	01	100
GRANTOR: HINRICHS LYNN W.						
GRANTEE: HINRICHS LYNN W. &						

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	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 04/11/2021 BY JSLH Total Acres: 6.04 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 04/22/2026 BY SYS