

LOT 5 HRS P-1-3-M-3  
 A PARCEL IN THE N 1/2 OF HRS 5  
 OR 442 P 867

KENNETH MYRON KIRTON TRUST  
 6919 CARMICHAEL AVENUE  
 BETHESDA, MD 20817

2024

00-00-005-000-06193-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																															
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 21,226 TOTAL LAND VALUE - MARKET 190,900 TOTAL MARKET VALUE 103,760 SOH/AGL Deduction 19,441 ASSESSED VALUE 84,319 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 84,319 TOTAL JUST VALUE 212,126 NCON VALUE 19,131 INCOME VALUE PREVIOUS YEAR MKT VALUE 52,413																																	
																				FR 5YR CK, PU XFOBS, CHG SF ON XFOB 7/3/23 FROM K KIRTON 850-545-1763 MAILING ADDR UPDATED PER OWNER LETTER 2022 AG RENEWAL RECD																																	
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DOR CODE 5900 TIMBERLAND MIXED 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										BLD DATE 08/03/2018 RTSR LGL DATE 08/03/2018 RTSR XF DATE INC DATE										TOTALS EXTRA FEATURES 145 SPRING RIVER LN, 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	0350	BOATDOCK A	0	0	24	6	144.00	SF	26.40	26.40	100	2006	2006	GD	27	1,026																																					
2	0375	WOOD WALK	0	0	60	6	360.00	SF	15.00	15.00	100	2006	2006	3	27	1,458																																					
3	0371	FLOATING D	0	0	12	16	192.00	SF	20.00	20.00	100	2024	2006	AV	27	1,037																																					
4	0340	BOATDOCK G	0	0	12	12	144.00	SF	27.00	27.00	100	2024	2019	AV	85	3,305																																					
5	0025	BARN, POLE	0	0	36	32	1,152.00	SF	12.50	12.50	100	2024	2023	AV	100	14,400																																					
TOTAL OB/XF 21,226																																																					
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	000004	C	VAC WAK RIVE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000																																				
2	005970	A	TIMBER MIX 1	0			0.00	0.00	23.18	AC		1.00	1.00	1.00	325.00	325.00	7,534																																				
REVIEW DATE 07/03/2023 BY FRAW Total Acres: 24.18 Total Land Value: 82,534 Market: 115,900 Agricultural: 7,534 Common: 75,000 PRINTED 05/06/2026 BY SYS																																																					