

A PARCEL OF LAND IN THE NW 1/4  
OF HS LOT 5 ALSO KNOWN AS  
TRACT 10 P-1-9-M-3

DUANE EVANS LLC  
P O BOX 483  
CRAWFORDVILLE, FL 32326

2024

00-00-005-000-06227-007



| 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                | 0          |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | TOTAL LAND VALUE - MARKET               | 8,700      |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | TOTAL MARKET VALUE                      | 8,700      |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | SOH/AGL Deduction                       | 278        |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | ASSESSED VALUE                          | 8,422      |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | TOTAL EXEMPTION VALUE                   | 0          |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | BASE TAXABLE VALUE                      | 8,422      |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | TOTAL JUST VALUE                        | 8,700      |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | NCON VALUE                              | 0          |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | INCOME VALUE                            |            |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | PREVIOUS YEAR MKT VALUE                 | 8,700      |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | COA PER TCO                             |            |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | 5 YR PRCL CH, N/C                       |            |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | 5 YR PRCL CH, N/C                       |            |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | PA COA FORM RUDOLPH CLEARE 407-687-2635 |            |  |  |  |  |  |  |  |  |  |  |
| 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                   |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         | THARPE LN, CRAWFORDVILLE                |            |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      | BLD DATE |                         | LGL DATE                                |            |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      | XF DATE  |                         | LAND DATE                               | 09/16/2019 |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      | INC DATE |                         | AG DATE                                 | MMJT       |  |  |  |  |  |  |  |  |  |  |
| 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 |      |      |          |                         |   |            |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         |   |            |  |  |  |  |  |  |  |  |  |  |
|                          |                  |              |         |              |                      |    |       |                    |           |           |             |                |                |                 |       |      |      |          |                         |   |            |  |  |  |  |  |  |  |  |  |  |

| SALES DATA                    |            |           |                    |            |
|-------------------------------|------------|-----------|--------------------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U / V I / RSN CD | SALE PRICE |
| 1134/0259                     | 12/11/2019 | TD U      | V 11               | 2,300      |
| GRANTOR: WAKULLA COUNTY CLERK |            |           |                    |            |
| GRANTEE: DUANE EVANS LLC      |            |           |                    |            |
| 0890/0067                     | 9/25/2012  | PR U      | V 19               | 100        |
| GRANTOR: THROWER JUNIOR       |            |           |                    |            |
| GRANTEE: THROWER THOMAS F &   |            |           |                    |            |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

| BUILDING DIMENSIONS |  |  |  |
|---------------------|--|--|--|
|                     |  |  |  |

| 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES |  |             | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |
| 1                | 000000   | C   | VAC RES              | 0   |     |          | 0.00  | 0.00  | 0.87        | AC        |     | 1.00      | 1.00   | 1.00    | 10,000.00  | 10,000.00      | 8,700      |                             |  |             |      |         |      |     |    |        |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |  |             |      |         |      |     |    |        |  |  |  |  |