WAKULLA RIVER ESTATES UNIT 1
BLOCK B LOT 14 & 15
OR 67 P 433 & OR 73 P 187

UNIVERSAL MANAGEMENT SOLUTIONS
140 OLD TUNG GROVE RD
MONTICELLO, FL 32344

2024

00-00-016-006-06369-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	6.00	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

53 STRATTON LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/25/2021 MMCT
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	13,500
TOTAL MARKET VALUE	13,500
SOH/AGL Deduction	9,957
ASSESSED VALUE	3,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,543
TOTAL JUST VALUE	13,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,000

5 YR PRCL CK NC

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

PRMT 20061513 VOID PER BD;5 YR PRCL CK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061513	SFD-VOID PER BD	0	09/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0647/0510	3/24/2006	WD	Q	V	02	34,900
GRANTOR: JAMES RANDALL						
GRANTEE: UNIVERSAL MANAGEMEN						
0067/0214	1/01/1979	WD	U	V		400
GRANTOR:						
GRANTEE:						

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	000000	C	VAC RES	0			55.00	95.00	2.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	13,500							

REVIEW DATE 05/25/2021 BY MMCT Total Acres: 0.12 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 06/24/2026 BY SYS