

WAKULLA RIVER ESTATES UNIT 1  
 BLOCK C LOT 14  
 OR 11 P 395 OR 1264 P 47

DOUGLAS SHANNON M  
 520 MARY ANN DR  
 CRAWFORDVILLE, FL 32327

2024

00-00-016-006-06422-000  


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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 6,750 <b>TOTAL MARKET VALUE</b> 6,750 <b>SOH/AGL Deduction</b> 2,350 <b>ASSESSED VALUE</b> 4,400 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 4,400 <b>TOTAL JUST VALUE</b> 6,750 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 4,000 5 YR PRCL CK NC FR 5 YR PRCL CK, N/C 5 YR PRCL CH, N/C																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1264/0047</td> <td>4/28/2022</td> <td>WD Q</td> <td>V</td> <td>V</td> <td>01</td> <td>5,000</td> </tr> </tbody> </table> GRANTOR: WYNENS VIRGINIA & BOB GRANTEE: DOUGLAS SHANNON M										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1264/0047	4/28/2022	WD Q	V	V	01	5,000
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<b>TOTALS</b> <b>EXTRA FEATURES</b> OWL LN, CRAWFORDVILLE										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					02/15/2020 JB																							
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																											
																	<b>BUILDING NOTES</b>																										
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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			55.00	95.00	1.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	6,750																										
																	<b>TOTAL OB/XF</b> 0																										
<b>REVIEW DATE</b> 11/29/2022 <b>BY</b> FRLA Total Acres: 0.12 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 <b>PRINTED 04/22/2026 BY SYS</b>																																											