WAKULLA RIVER ESTATES UNIT 1
BLOCK C LOT 20
OR 19 P 56 OR 1134 P 233

DUANE EVANS LLC
P O BOX 483
CRAWFORDVILLE, FL 32326

2024

00-00-016-006-06426-000

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

OWL LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/15/2020 JB
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,750
TOTAL MARKET VALUE	6,750
SOH/AGL Deduction	3,423
ASSESSED VALUE	3,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,327
TOTAL JUST VALUE	6,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,000

5 YR PRCL CK NC FR

COA PER TCO

TRIM RETURNED- UNABLE TO FORWARD

2018 TRIM RET'D ATTEMPTED NOT KNOWN UTF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1134/0233	12/11/2019	TD	U	V	11	8,542

GRANTOR: WAKULLA COUNTY CLERK

GRANTEE: DUANE EVANS LLC

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	1.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	6,750							

REVIEW DATE 11/29/2022 BY FRLA Total Acres: 0.12 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 04/22/2026 BY SYS