

WAKULLA RIVER ESTATES UNIT 1  
 BLOCK C LOT 39  
 OR 19 P 311 & OR 98 P 273

CROUCH JEFF K  
 22268 CHOCTAW LANE  
 ATHENS, AL 35613

2024

00-00-016-006-06431-000



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									
																				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 4,979 ASSESSED VALUE 1,771 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,771 TOTAL JUST VALUE 6,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 4,000 5 YR PRCL CK NC FR 5 YR PRCL CK, N/C 5 YR PRCL CH, N/C UNINFORMED SELLER SEE OTHER SALES											
																				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											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0601/0448 6/14/2005 WD Q V 03 3,000 GRANTOR: MCMON GRANTEE: CROUCH 0177/0739 5/01/1991 WD U V 1,000 GRANTOR: GRANTEE:											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 02/15/2020 JB											
TOTALS																				NOLES LN, CRAWFORDVILLE											
EXTRA FEATURES																															
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
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	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 11/28/2022 BY FRLA Total Acres: 0.12 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 04/22/2026 BY SYS																															