LOT 24 HS P-7-2-M-6
PARCEL 5 OF PLAT OF
ESTATE OF EMMA MATHEWS

DUANE EVANS LLC
1940 WAKULLA ARRAN RD
CRAWFORDVILLE, FL 32327

**2024**

**00-00-024-000-06580-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 9900 | NO AG ACREAGE | |
| MAP NUM | 4 | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 000 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 08/04/2021 MMMM | LGL DATE | 08/04/2021 MMMM |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 2,174 |
| TOTAL MARKET VALUE | 2,174 |
| SOH/AGL Deduction | 246 |
| ASSESSED VALUE | 1,928 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,928 |
| TOTAL JUST VALUE | 2,174 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,173 |

5YR PRCL CH,N/C

2019 TRIM RETURNED UTF

DOD 4/10/2017 PER OR 1091 P 435

5 YR PRCL CH, N/C

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1361/0054 | 5/22/2024 | TD | U | V | 11 | 4,500 |
| GRANTOR: WAKULLA CLERK OF COUR | | | | | | |
| GRANTEE: DUANE EVANS LLC | | | | | | |
| 0334/0003 | 9/11/1998 | QC | U | V | | 100 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 | 009940 | C | AC-RAW | 0 | | | 0.00 | 0.00 | 1.26 | AC | | 1.00 | 1.00 | 0.23 | 7,500.00 | 1,725.00 | 2,174 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 08/04/2021 BY MMMM Total Acres: 1.26 Total Land Value: 2,174 Market: 0 Agricultural: 0 Common: 2,174 PRINTED 04/08/2026 BY SYS