WAKULLA GARDENS
BLK 4 LOTS 75-76
OR 22 P 224 & OR 25 P 5

GRAND 5 LLC
64 SAN PEORO DR
CRAWFORDVILLE, FL 32327-2699

2024

00-00-035-008-06745-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	8.00	1.25/	

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

MOHICAN TRL, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	09/13/2021 MMAK	LAND DATE	03/19/2018 MMAK
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	464
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	14,464
SOH/AGL Deduction	0
ASSESSED VALUE	14,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,464
TOTAL JUST VALUE	14,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,508

2023 TRIM RETURNED COA

COA PER NCOA REPORT

5 YR PRCL CH, N/C

S\O LOT 75-76 PER SURVEY AND OWNER REQ

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0536	9/22/2023	QC	U	V	11	100
GRANTOR: BROWN STANLEY D & CHA						
GRANTEE: GRAND 5 LLC						
1156/0179	6/18/2020	WD	Q	V	05	5,000
GRANTOR: MARK PAYNE PERS REP O						
GRANTEE: BROWN STANLEY D & C						

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
1	0250	ASPHALT AV	0	0	60	9	540.00	SF	2.00	2.00	100	2010	2010	3	43	464	

LAND DESCRIPTION

TOTAL OB/XF 464

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	000100	C	SFR	0			50.00	100.00	2.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	14,000							

REVIEW DATE 09/13/2021 BY MMAK Total Acres: 0.11 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 04/01/2026 BY SYS