LOT 43 HS P-1-38-M-11
TRACT 45 OF UNRECORDED
PLAT OF RAKIRK RANCHETTES

MCNEEL JOYCE
456 FRANKLIN HWY
ANDOVER, NH 03216

2024

00-00-043-000-09801-038

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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

PALOMIONO RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	09/22/2008 FRFS	LAND DATE	05/01/2019 FRJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,200
TOTAL MARKET VALUE	37,200
SOH/AGL Deduction	20,696
ASSESSED VALUE	16,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,504
TOTAL JUST VALUE	37,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,080

DC OR 1344 P 380 LARRY MCNEEL

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

CHG ADD.PER USPO FWD ADD.INFO TO TC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18108	N/A	0	01/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0666	2/09/2024	QC	U	V	11	100
GRANTOR: MCNEEL MEREDITH						
GRANTEE: MCNEEL JOYCE						
0136/0246	1/28/1983	WD	U	V		2,200
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

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			0.00	0.00	2.48	AC		1.00	1.00	1.00	15,000.00	15,000.00	37,200							

REVIEW DATE 05/01/2019 BY FRJT Total Acres: 2.48 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 06/24/2026 BY SYS