LOT 45 HS P-6-2-M-12
THE N 1/2 OF A ONE AC TRACT
IN THE NW 1/4 OF LOT 45 HS

DONALDSON BENNIE L
5 STEPHENS DONALDSON RD
CRAWFORDVILLE, FL 32327

**2024**

**00-00-045-000-09836-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| MAP NUM | 4 | MKT AREA | 08 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SPRING CREEK HWY, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 05/18/2010 | HC | LGL DATE | | |
| XF DATE | 05/18/2010 | HC | LAND DATE | 05/14/2019 | FRJT |
| 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 | 5,050 |
| TOTAL MARKET VALUE | 5,050 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 5,050 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,050 |
| TOTAL JUST VALUE | 5,050 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 5,000 |

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

DEMO SFR/UNINHABITABLE/FLD.CK.5/18/10 (HNC)

DEL XFOB#1-4;PU BDRMS,CHG EXW,QUAL;5 YR PRCL

| 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 |
|---|---|---|---|---|---|---|
| 1309/0399 | 4/19/2023 | QC | U | V | 11 | 145,500 |
| GRANTOR: DONALDSON MELISSA L | | | | | | |
| GRANTEE: DONALDSON BENNIE L | | | | | | |
| 1286/0309 | 9/27/2022 | QC | U | V | 11 | 100 |
| GRANTOR: DONALDSON BENNIE L | | | | | | |
| GRANTEE: DONALDSON MELISSA L | | | | | | |

## 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 | 000000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 0.51 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 5,050 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/14/2019 BY FRJT Total Acres: 0.51 Total Land Value: 5,050 Market: 0 Agricultural: 0 Common: 5,050 PRINTED 04/29/2026 BY SYS