LOT 45 HS P-25-M-12
LYING IN NW 1/4 OF LOT 45 HS
KNOWN AS TRACT C

CARL JAMES H/CARL JILL A
6400 ROTH RIDGE
LOVELAND, OH 45140

**2024**

**00-00-045-000-09854-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NO AG ACREAGE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

81 BROWN-DONALDSON RD, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 09/20/2021 MMJS | LAND DATE | 09/20/2021 MMJS |
| 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 | 64,700 |
| TOTAL MARKET VALUE | 64,700 |
| SOH/AGL Deduction | 11,323 |
| ASSESSED VALUE | 53,377 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 53,377 |
| TOTAL JUST VALUE | 64,700 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 48,525 |

5 YR PRCL ,CH N/C

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

INC LAND VALUE JB

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| PR24-000061 | SFD | | 06/04/2024 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1275/0154 | 7/20/2022 | WD | Q | V | 05 | 90,000 |
| GRANTOR: DIXON RENITA | | | | | | |
| GRANTEE: CARL JAMES H & JILL | | | | | | |
| 0218/0833 | 9/01/1993 | WD | 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 | 6.47 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 64,700 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 09/20/2021 BY MMJS Total Acres: 6.47 Total Land Value: 64,700 Market: 0 Agricultural: 0 Common: 64,700 PRINTED 05/06/2026 BY SYS