

P-5-9-M-16 A PARCEL LOCATED IN
NW 1/4 OF NE 1/4 OF HS 49
BORDERED ON NORTH BY US HWY 98

MCKENZIE BRAD M/MCKENZIE TAMMY R
P O BOX 95
CRAWFORDVILLE, FL 32326

2024

00-00-049-000-09864-006

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	05		STEEL	100	
Exterior Wall	27		PREFIN	MTL 100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	13		GALVALUM	100	
Interior Wall	07		NONE	100	
Interior Floo	03		CONC	FINSH 100	
Heating Type	14		MINI	SPLIT 100	
Air Condition	14		MINI	SPLIT 100	
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03		AVERAGE		
DOR CODE	0001	VAC RES / WXFOBS			
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
BAS	720	100	2024	720	22,289
BAS	1,440	100	2024	1,440	44,577
UOP	16	20	2024	3	93
UST	20	45	2024	9	279
TOTALS	2,196			2,172	67,237

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	WKSHP/BARN	0%	- 2024																				
Heated Area: 2160						HX Base Yr																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>06/18/2019</td> <td>FRJT</td> <td>06/18/2019</td> <td>FRJT</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE		06/18/2019	FRJT	06/18/2019	FRJT	
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	06/18/2019	FRJT	06/18/2019	FRJT																			

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				67,237	
TOTAL MARKET OB/XF VALUE				2,712	
TOTAL LAND VALUE - MARKET				7,100	
TOTAL MARKET VALUE				77,049	
SOH/AGL Deduction				0	
ASSESSED VALUE				77,049	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				77,049	
TOTAL JUST VALUE				77,049	
NCON VALUE				2,712	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				10,210	
PU PRMT 7-6-23 MM WKSP/BARN XFOB					
COA PER TCO					
5 YR PRCL CH, N/C					
5 YR PRCL CH, PU XFOB LN 1-2					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
22000969	ENCLOSE CARPORT-C	0	10/11/2022		
15000387	CARPORT	0	05/04/2015		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/0060	8/31/2022	WD	Q	I	05	160,000
GRANTOR: LINDSEY RENEE M						
GRANTEE: MCKENZIE BRAD M & T						
0933/0555	2/18/2014	WD	Q	V	01	18,900
GRANTOR: DRZEWIECKI GARY & OLI						
GRANTEE: LINDSEY RENEE M						

EXTRA FEATURES																	
L N	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
3	0210	CONCRETE D	0	0	36	12	432.00	SF	6.00	6.00	100	2024	2023		100	2,592	
4	0211	CONCRETE W	0	0	5	4	20.00	SF	6.00	6.00	100	2024	2023		100	120	

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=10,10] E60 S24 W60 N24 \$														
UOP=[YR=2024;ORIG=58,6] E4 S4 W4 N4 \$														
UST=[YR=2024;ORIG=62,6] E5 S4 W5 N4 \$														
BAS=[YR=2024;ORIG=10,34] E60 S12 W60 N12 \$														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.71	AC		1.00	1.00	1.00	10,000.00	10,000.00	7,100							