LOT 49 SUMMERFIELD PH II
PB 6 P 43

VANRAVENSWAAY JOEL/SMITH TAMMIE JANE
49 PIEDMONT RD
CAWFORDVILLE, FL 32327

2024

00-00-055-429-19932-049

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	1	MKT AREA	10
NEIGHBORHOOD/LOC	429.00	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

49 PIEDMONT RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	60,000
TOTAL MARKET VALUE	60,000
SOH/AGL Deduction	29,750
ASSESSED VALUE	30,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,250
TOTAL JUST VALUE	60,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PU SFD, XFOBS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000770	PATIO COVER		08/27/2024
B23-001222	SFD-CO		12/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0837	7/15/2024	WD	Q	V	01	391,000
GRANTOR: CAJER POSEY LLC						
GRANTEE: VANRAVENSWAAY JOEL						
1205/0841	4/27/2021	PR	U	V	19	1,540,400
GRANTOR: CARTER DONNA J PER RE						
GRANTEE: CAJER POSEY, LLC						

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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 09/05/2024 BY Nwatts Total Acres: 0.23 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/24/2026 BY SYS