LOT 65 HS P-1-M-17
W 1/2 & 70 AC IN NE CORNER
DB 60 P 379

CARROLL RYAN M/CARROLL ALEXANDRA H
3120 SPRING CREEK HIGHWAY
CRAWFORDVILLE, FL 32327

2024

00-00-065-000-10091-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
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		LGL DATE	
XF DATE		LAND DATE	05/16/2014 MMSR
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	713,775
TOTAL MARKET VALUE	52,877
SOH/AGL Deduction	0
ASSESSED VALUE	52,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,877
TOTAL JUST VALUE	713,775
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

5YRS PRCL CK NC

2022 AG RENEWAL RECD

COC R210131 REINSTATE AG

2021 AG APP RECVD APPRVD CORRECT LAND LINES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1169/0870	9/18/2020	WD	Q	V	05	240,000
GRANTOR: POCO LLC						
GRANTEE: CARROLL RYAN M & AL						
1027/0598	3/01/2017	WD	U	V	11	100
GRANTOR: PORTER ROBERT M & JAN						
GRANTEE: POCO 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	005500	A	TIMBER 2 PLA	0			0.00	0.00	243.26	AC		1.00	1.00	1.00	200.00	200.00	48,652							
2	005996	A	AG WETLAND	0			0.00	0.00	42.25	AC		1.00	1.00	1.00	100.00	100.00	4,225							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 285.51 Total Land Value: 52,877 Market: 713,775 Agricultural: 52,877 Common: 0 PRINTED 06/17/2026 BY SYS