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 |
|---|---|---|
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|---|---|---|---|
| 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 |
|---|---|---|---|
| | | | |
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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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 | 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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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 04/08/2026 BY SYS