

CAMELOT SUBDV LOT 24  
 OR 469 P 658 OR 526 P 396  
 OR 550 P 77 OR 575 P 734

MCLEAN INVESTMENTS LLC  
 23 LIMPKIN CT  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-076-293-10250-C24

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	30		VINYL 90		
Exterior Wall	20		FACE BRICK 10		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floo	14		CARPET 70		
Interior Floo	11		CLAY TILE 30		
Heating Type	13		HEAT PUMP 100		
Air Condition	13		HEAT PUMP 100		
Bedrooms			3 100		
Bathrooms			2 100		
Story Height			0 100		
Stories	2.		2. 100		
Units			0 100		
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	3		MKT AREA 10		
NEIGHBORHOOD/LOC	293.00		1.10/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	2005	880	84,454
FUS	560	100	2005	560	53,743
PTO	200	5	2005	10	960
TOTALS	1,640			1,450	139,156

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TWNHSE	0%	- 2023									Heated Area: 1440 HX Base Yr	
BLD DATE	04/24/2017	MMSR	LGL DATE										
XF DATE	04/24/2017	MMSR	LAND DATE	04/24/2017	MMSR								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			139,156
TOTAL MARKET OB/XF VALUE			1,334
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			155,490
SOH/AGL Deduction			12,201
ASSESSED VALUE			143,289
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			143,289
TOTAL JUST VALUE			155,490
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,263
5 YR PRCL CK, CHG EYB 2005 TO 2015, XFOBS			
22 PORT TO PINELLAS - KILLINGSWORTH			
5 YR PRCL CH N/C			
5 YR PRCL CH, CORR LF XFOB LN 2, PU XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31809	TOWNHOUSE	0	05/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1265/0639	5/16/2022	WD Q	Q	I	01	172,000
GRANTOR: KILLINGSWORTH LINDA A						
GRANTEE: MCLEAN INVESTMENTS						
0871/0680	1/11/2012	QC U	U	I	11	100
GRANTOR: KILLINGSWORTH KENNETH						
GRANTEE: KILLINGSWORTH LINDA						

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
1	0211	CONCRETE W	0	0	24	4			6.00	100	2005	2005	3	67	386	
2	0955	PRIVACY FE	0	0	0	0		LF	15.00	100	2005	2005	3	83	498	
3	0955	PRIVACY FE	0	0	0	0		LF	15.00	100	2013	2013	3	75	450	
TOTALS														1,334		

BUILDING NOTES													
28 B GUINEVERE LN, CRAWFORDVILLE													

BUILDING DIMENSIONS													
PTO=[YR=2005] W20 S10 E20 BAS=[YR=2005] W20 S44 E20 N44\$													
PTR= E10 FUS=[YR=2005] S28 E20 N28 W20\$ W10\$ N10\$.													

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	000100	C	SFR	0			20.00	75.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							