LOT 77 HS P-80-M-21-B
3 AC IN SE COR OF FRAC LOT N
OF LOT 89 HS LYING E OF

CRAWFORDVILLE HWY LLC
1323 SE 3RD AVE
FORT LAUDERDALE, FL 33316

2024

00-00-077-000-10368-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM	3	MKT AREA	10
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

3199 CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE	01/05/2010	HCMA	LGL DATE		
XF DATE	08/01/2014	MMSR	LAND DATE	01/22/2020	FRAK
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	225,000
TOTAL MARKET VALUE	225,000
SOH/AGL Deduction	25,350
ASSESSED VALUE	199,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,650
TOTAL JUST VALUE	225,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,000

2024 TRIM RTS; UTF

5 YR PRCL CK,N/C

2023 TRIM RETURNED NO COA

2022 TRIM RETURNED TO SENDER - UTF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0591/0802	5/09/2005	WD	Q	I		400,000
GRANTOR: RODDENBERRY						
GRANTEE: CRAWFORDVILLE HWY						
0561/0247	10/08/2004	WD	U	V		100
GRANTOR: RODDENBERRY JAMES T &						
GRANTEE: RODDENBERRY						

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	001000	C	VAC COMMERCI	0			0.00	0.00	600.00	FF		1.00	1.00	0.75	500.00	375.00	225,000							

REVIEW DATE 05/09/2024 BY Nwatts Total Acres: 2.96 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 04/08/2026 BY SYS