MAGNOLIA GARDENS
BLOCK I LOTS 7, 43 & 44
OR 101 P 533

BURK DILLON J.
23 LANCE LANE
CRAWFORDVILLE, FL 32327

2024

00-00-078-013-11073-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	13.00	1.25/	

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

23 LANCE LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	06/07/2021 MMMK	LAND DATE	03/09/2019 JB
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	45,900
TOTAL MARKET VALUE	45,900
SOH/AGL Deduction	26,134
ASSESSED VALUE	19,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,766
TOTAL JUST VALUE	45,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,250

MC - OR 1356 P 778 - WILL NEED SPOUSES INFO WHEN H
Pu sfd, xfobs, fu new
BUILDABLE PER BH.
ON THIS PRCL, REMOVE ADJ ON LAND, LOTS ARE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000073	SFD-CO	0	06/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0813	3/06/2024	WD	Q	I	01	259,900
GRANTOR: WILDE NICHOLAS T						
GRANTEE: BURK DILLON J.						
1072/0184	5/04/2018	WD	Q	V	05	25,000
GRANTOR: LOTT MIKE L AKA MICAH						
GRANTEE: WILDE NICHOLAS T						

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					1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							
2	000000	C	VAC RES	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	30,600							

REVIEW DATE 03/07/2024 BY Nwatts Total Acres: 0.56 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 05/13/2026 BY SYS