HS LOT 81 P-8-1-M
.83 OF AN ACRE LYING AND
BEING IN HS LOT 81

DUANE EVANS LLC
P O BOX 483
CRAWFORDVILLE, FL 32326

**2024**

**00-00-081-000-11517-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| MAP NUM | 5 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

HARVEY-MELTON RD, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 10/07/2020 MMAK |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 4,980 |
| TOTAL MARKET VALUE | 4,980 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,980 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,980 |
| TOTAL JUST VALUE | 4,980 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 8,300 |

COA PER TCO
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C
5 YR PRCL CK, N/C

| 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 |
|---|---|---|---|---|---|---|
| 1097/0576 | 1/16/2019 | TD | U | V | 11 | 2,200 |
| GRANTOR: WAKULLA COUNTY CLERK | | | | | | |
| GRANTEE: DUANE EVANS LLC | | | | | | |
| 0123/0759 | 8/01/1986 | QC | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## 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 | 000000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 0.83 | AC | | 1.00 | 1.00 | 0.50 | 12,000.00 | 6,000.00 | 4,980 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 10/07/2020 BY MMAK Total Acres: 0.83 Total Land Value: 4,980 Market: 0 Agricultural: 0 Common: 4,980 PRINTED 06/17/2026 BY SYS