LOT 90 HS P-11-M-27
LYING IN SE 1/4 OF LOT 90 HS
DB 59 P 108 OR 302 P 869

JUST FRUITSCAPES, LLC
30 SAINT FRANCES ST
CRAWFORDVILLE, FL 32327

2024

00-00-090-000-11634-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6900	ORNAMENTALS,MISC	
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

3505 COASTAL HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2016 MMSR
INC DATE		AG DATE	

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

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	234,250
TOTAL MARKET VALUE	10,776
SOH/AGL Deduction	0
ASSESSED VALUE	10,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,776
TOTAL JUST VALUE	234,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PU SFD, GUEST COTTAGE,XFOBS

2023 AG APP RECVD APPRVED FOR NURSERY

5YR PRCL CK NC

2022 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001194	SFD & GUEST COTTA		11/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1294/0520	12/15/2022	WD	Q	V	01	281,100
GRANTOR: BROWN SHAROL P & LOGA						
GRANTEE: JUST FRUITSCAPES, L						
0307/0821	9/01/1997	WD	Q	V		110,000
GRANTOR: DURRANCE FLETCHER						
GRANTEE: BROWN EDWING & SHAW						

BUILDING NOTES

BUILDING DIMENSIONS

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	006930	A	NURSERY	0		C2	0.00	0.00	18.74	AC		1.00	1.00	1.00	575.00	575.00	10,776							

REVIEW DATE 09/09/2024 BY LW Total Acres: 18.74 Total Land Value: 10,776 Market: 234,250 Agricultural: 10,776 Common: 0 PRINTED 04/22/2026 BY SYS