

LOT 91 HS P-3-M-28  
 A TRACT OF LAND 20.38 ACRES IN  
 N 1/3 OF LOT 91 HS

BOWEN CECIL WILLIAM  
 122 LAKE ELLEN CIRCLE  
 CRAWFORDVILLE, FL 32327

2024

00-00-091-000-11637-000



| BUILDING CHARACTERISTICS  |                  |                     |                      |              |                      |          |       |       |                | MARKET ADJUSTMENTS              |         |             |             |                |                 |                |            |                             |                   | WAKULLA COUNTY PROPERTY   |           |                   |             |                 |            |   |            |           |  |   |  |                 |  |  |  |                     |  |  |  |
|---|------------------|---------------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|---------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|-------------------|---|-----------|-------------------|-------------|-----------------|------------|---|------------|-----------|--|---|--|-----------------|--|--|--|---------------------|--|--|--|
| ELEMENT   | CD               | CONSTRUCTION        |                      |              |                      |          |       |       |                | TYPE                            | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT              | NORM  | % COND    | VALUATION SUMMARY |             |                 |            |   |            |           |  |   |  |                 |  |  |  |                     |  |  |  |
|   |                  |                     |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |                   | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 101,900<br>TOTAL MARKET VALUE 6,624<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 6,624<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 6,624<br>TOTAL JUST VALUE 101,900<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 7,500<br>2022 AG RENEWAL RECD<br>5 YR PRCL CH, N/C<br>2021 AG RENEWAL REC'D<br>2019 AG RENEWAL REC'D |           |                   |             |                 |            |   |            |           |  |   |  |                 |  |  |  |                     |  |  |  |
| DOR CODE  |                  | 5400 TIMBERLAND 90+ |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |                   |   |           | PERMIT NUM        | DESCRIPTION | AMT             | ISSUED     |   |            |           |  |   |  |                 |  |  |  |                     |  |  |  |
| MAP NUM   |                  | 4                   |                      | MKT AREA     |                      |          |       |       |                | 08                              |         |             |             |                |                 |                |            |                             |                   |   |           |                   |             | 022279          | N/A        | 0 | 05/16/1997 |           |  |   |  |                 |  |  |  |                     |  |  |  |
| NEIGHBORHOOD/LOC  |                  | 000                 |                      | 1.00/        |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |                   |   |           | SALES DATA        |             |                 |            |   |            |           |  |   |  |                 |  |  |  |                     |  |  |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE         | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             | OFF RECORD Number | DATE  | TYPE INST | Q / U             | V / I       | RSN CD          | SALE PRICE |   |            |           |  |   |  |                 |  |  |  |                     |  |  |  |
|   |                  |                     |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |                   | BLD DATE  |           |                   |             | 10/29/2021 JSJS |            |   |            | LGL DATE  |  |   |  | 10/29/2021 JSJS |  |  |  | BUILDING NOTES      |  |  |  |
|   |                  |                     |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |                   | XF DATE   |           |                   |             |                 |            |   |            | LAND DATE |  |   |  |                 |  |  |  |                     |  |  |  |
|   |                  |                     |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |                   | INC DATE  |           |                   |             |                 |            |   |            | AG DATE   |  |   |  |                 |  |  |  |                     |  |  |  |
| TOTALS  |                  |                     |                      |              |                      |          |       |       |                | 3373 COASTAL HWY, CRAWFORDVILLE |         |             |             |                |                 |                |            |                             |                   |   |           |                   |             |                 |            |   |            |           |  |   |  |                 |  |  |  |                     |  |  |  |
| 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          |            |                             |                   |   |           |                   |             |                 |            |   |            |           |  |   |  |                 |  |  |  |                     |  |  |  |
|   |                  |                     |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |                   |   |           |                   |             |                 |            |   |            |           |  |   |  |                 |  |  |  | BUILDING DIMENSIONS |  |  |  |
| LAND DESCRIPTION  |                  |                     |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |                   | TOTAL OB/XF   |           |                   |             |                 |            |   |            |           |  | 0 |  |                 |  |  |  |                     |  |  |  |
| L N   | USE CODE         | CLS                 | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT | DEPTH | TOT LND UTS    | UNIT TYPE                       | D T     | DPHT FACT   | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR              | DENSITY   | DECL      | FRZ               | YR          | CONSRV          |            |   |            |           |  |   |  |                 |  |  |  |                     |  |  |  |
| 1   | 005400           | A                   | TIMBER 1 PLA         | 0            |                      |          | 0.00  | 0.00  | 20.38          | AC                              |         | 1.00        | 1.00        | 1.00           | 325.00          | 325.00         | 6,624      |                             |                   |   |           |                   |             |                 |            |   |            |           |  |   |  |                 |  |  |  |                     |  |  |  |
| REVIEW DATE 10/29/2021 BY JSJS Total Acres: 20.38 Total Land Value: 6,624 Market: 101,900 Agricultural: 6,624 Common: 0 PRINTED 04/22/2026 BY SYS |                  |                     |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |                   |   |           |                   |             |                 |            |   |            |           |  |   |  |                 |  |  |  |                     |  |  |  |