LOT 121 HS P-1-32-M-19
PARCEL KNOWN AS LOT 5 GRASS
INLET @ OYSTER BAY

MCCORD KEVIN/MCCORD SUZANNE D
14 BOARDWALK WAY
CRAWFORDVILLE, FL 32327-4987

**2024**

**00-00-121-000-11960-032**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| MAP NUM | 4 | MKT AREA | 06 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

GATOR TRL, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 06/10/2019 MMJT | LAND DATE | 06/10/2019 MMJT |
| 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 | 1,944 |
| TOTAL LAND VALUE - MARKET | 34,000 |
| TOTAL MARKET VALUE | 35,944 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 35,944 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 35,944 |
| TOTAL JUST VALUE | 35,944 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 36,027 |

MM 5YR CK - +/- XFOBS

COA PER NCOA REPORT

5 YR PRCL CH, N/C

1058/373

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1209/0485 | 5/11/2021 | WD | Q | V | 01 | 38,000 |
| GRANTOR: PERKINS JEFFREY & TIN | | | | | | |
| GRANTEE: MCCORD KEVIN & SUZA | | | | | | |
| 1058/0373 | 12/14/2017 | WD | U | V | 12 | 27,000 |
| GRANTOR: BAYVIEW LOAN SERVICIN | | | | | | |
| GRANTEE: PERKINS JEFFREY & 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0125 | MTL/VYL AC | 0 | 0 | 0 | 0 | 110.00 | LF | 19.00 | 19.00 | 100 | 2021 | 2021 | 3 | 93 | 1,944 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,944

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 34,000 | | | | | | | |

REVIEW DATE 11/09/2022 BY MMLH Total Acres: 0.40 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 07/01/2026 BY SYS