WEST POINT SUB BLOCK C N 1/2
OF LOT 10 & 5 FT WIDE ACROSS
N'LY SIDE OF S 1/2 OF 10 & S

RIVERS JOHN L/RIVERS NANETTE V
41 WEST POINT DR
CRAWFORDVILLE, FL 32327

2024

00-00-121-005-12121-000

WAKULLA COUNTY PROPERTY

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

LIVE OAK ISLAND RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/25/2019 MMSS
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	25,000
SOH/AGL Deduction	15,320
ASSESSED VALUE	9,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,680
TOTAL JUST VALUE	25,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,000

5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
CHG MAIL.ADD. PER USPO
5YR PRCL CK-N/C (K.LINTON)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0953/0823	10/17/2014	WD	U	V	12	27,500
GRANTOR: ACORN 6B COASTAL HIGH						
GRANTEE: RIVERS JOHN L & NAN						
0935/0585	2/27/2014	CT	U	V	11	25,100
GRANTOR: CLERK OF COURT/BARKSD						
GRANTEE: ACORN 6B COASTAL HI						

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		R1	40.00	110.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 06/25/2019 BY MMSS Total Acres: 0.10 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 06/17/2026 BY SYS