2-4S-1E P-39-M-83B
6 ACRES IN SE 1/4 OF SEC 2
DB 20 P 308 & DB 22 P 371

LYNN C. ALLEN ET AL/LYNN DARRELL E ETAL
165 DEEPWOOD DR.
CRAWFORDVILLE, FL 32327

2024

02-4S-01E-000-05587-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM	1	MKT AREA	07
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

WILSON ST, ST MARKS

BLD DATE	05/08/2018 RTJT	LGL DATE	05/08/2018 RTJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	60,320
TOTAL LAND VALUE - MARKET	283,650
TOTAL MARKET VALUE	343,970
SOH/AGL Deduction	85,544
ASSESSED VALUE	258,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,426
TOTAL JUST VALUE	343,970
NCON VALUE	51,248
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,722

MM 5YR CK, PU XFOBS 9/20/23

DC OR 1308 P 816 CHESTER LYNN

S/O 0.45 ACRES TO THE CITY OF ST MARKS

ELEC FOR 18 BOAT SLIPS - 62 WILSON STREET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001122	ELEC-CO	0	11/19/2020
15000958	ELEC	0	10/15/2015
12610	N/A	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0888/0327	8/21/2012	TR	U	V	19	240,000
GRANTOR: WILSON DOROTHY C AS T						
GRANTEE: LYNN C. ALLEN, DARR						
0658/0133	5/23/2006	WD	Q	V	02	100
GRANTOR: WILSON WILLIAM H & DO						
GRANTEE: WILSON DOROTHY C AS						

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	0850	SEAWALL CO	0	0	0	0	1,080.00	LF	42.00	42.00	100	1988	1988	3	20	9,072	
5	0375	WOOD WALK	0	0	0	0	120.00	SF	15.00	15.00	100	2024	2019	AV	85	1,530	
6	0325	BOAT SLIP	0	0	0	0	20.00	UT	2,500.00	2,500.00	100	2024	2019	AV	85	42,500	
7	0060	DECK WOOD	0	0	10	20	200.00	SF	5.00	5.00	100	2024	2019	AV	96	960	
8	0375	WOOD WALK	0	0	30	4	120.00	SF	15.00	15.00	100	2024	2020	AV	89	1,602	
9	0371	FLOATING D	0	0	8	30	240.00	SF	20.00	20.00	100	2024	2022	AV	97	4,656	

LAND DESCRIPTION

TOTAL OB/XF 60,320

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	002050	C	MARINA OPS	0			0.00	0.00	4.05	AC		1.00	1.00	1.00	70,000.00	70,000.00	283,500							
2	009902	C	CANAL/WATERW	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	100.00	100.00	150							

REVIEW DATE 09/19/2023 BY FRAW Total Acres: 5.55 Total Land Value: 283,650 Market: 0 Agricultural: 0 Common: 283,650 PRINTED 04/01/2026 BY SYS