OCHLOCKNEE RIVER ESTATES
UNIT 1 BLOCK A LOT 5
OR 90 P 679 OR 98 P 493

PEAVY MAGNUS DELACY IV
1005 RIVER PLANTATION ROAD
CRAWFORDVILLE, FL 32327

2024

02-6S-03W-143-01308-A05

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	02
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

55 GIBSON RD, SOPCHOPPY

BLD DATE	01/10/2017 MMSR	LGL DATE	01/10/2017 MMRT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,669
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	81,669
SOH/AGL Deduction	0
ASSESSED VALUE	81,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,669
TOTAL JUST VALUE	81,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,510

5YR CK MM DEMO XFOB 0371

5 YR PRCL CH, PU XFOB LN 5-6

FRED E DAVIS DOD 1-29-2016 OR 993 P 219 DC

XFOB LN 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000695	ELEC	0	07/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/0406	3/27/2020	WD	Q	I	01	92,000
GRANTOR: LYNX PROPERTIES, LLC						
GRANTEE: PEAVY MAGNUS DELACY						
1004/0395	6/30/2016	PR	U	V	19	52,000
GRANTOR: DAVIS THOMAS A JR PER						
GRANTEE: LYNX PROPERTIES, LL						

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	0375	WOOD WALK	0	0	4	97	388.00	SF	15.00	15.00	100	1988	1988	3	20	1,164	
2	0350	BOATDOCK A	0	0	14	16	224.00	SF	24.00	24.00	100	1988	1988	3	20	1,075	
3	0350	BOATDOCK A	0	0	10	16	160.00	SF	24.00	24.00	100	1998	1998	3	20	768	
4	0375	WOOD WALK	0	0	8	4	32.00	SF	15.00	15.00	100	2010	2010	3	43	206	
5	0350	BOATDOCK A	0	0	20	10	200.00	SF	24.00	24.00	100	2016	2016	3	72	3,456	

LAND DESCRIPTION

TOTAL OB/XF 6,669

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	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/20/2022 BY MMLW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 06/17/2026 BY SYS