8 3S 1E P-9-M-71
A PARCEL OF LAND IN NW 1/4
TRACT 25 & 26 UNREC SAM SMITH

HINCHEE DANIEL F/HINCHEE THERESA L
500 ACE HIGH STABLES RD
CRAWFORDVILLE, FL 32327

2024

08-3S-01E-109-05040-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC RES / WXFOBS	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	109.00	1.18/	

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

322 SAM SMITH CIR, CRAWFORDVILLE

BLD DATE	03/08/2017 RTSR	LGL DATE	03/08/2017 RTSR
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0630	METAL UTL	0	0	12	24	288.00	SF	8.00	8.00	100	1980	1980	3	20	461	
2	0620	WOOD UTL B	0	0	8	8	64.00	SF	6.00	6.00	100	1981	1981	3	20	77	
3	0940	OPEN SHED	0	0	32	32	1,024.00	SF	4.00	4.00	100	1981	1981	3	20	819	

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	1,357
TOTAL LAND VALUE - MARKET	62,500
TOTAL MARKET VALUE	63,857
SOH/AGL Deduction	0
ASSESSED VALUE	63,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,857
TOTAL JUST VALUE	63,857
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,357

CORRECT PRCL LAND CODE

5 YEAR PRCL CH, N/C

5 YR PRCL CH, N/C

REVISE HOUSE #

PERMIT NUM	DESCRIPTION	AMT	ISSUED
025576	ELEC	0	08/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/0835	12/15/2023	WD	Q	I	01	90,000

GRANTOR: MOORE ELAINE P ETAL

GRANTEE: HINCHEE DANIEL F

1330/0403	9/22/2023	SA	U	I	30	100

GRANTOR: ESTATE OF MULLINS BET

GRANTEE: GERRELL TED, GEORGE

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 1,357

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			207.00	210.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	000000	C	VAC RES	0			211.00	371.00	1.00	LT		1.00	1.00	1.50	25,000.00	37,500.00	37,500							

REVIEW DATE 04/22/2022 BY JSAK Total Acres: 2.79 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 04/01/2026 BY SYS