12-4S-2W P-4-M-49D
72.73 AC IN W 1/2 OF NE 1/4
BEING WEST OF U S 319

DOWDEN GLORIA C/PEARSON MARCIA C
3227 TANAGER TRL
TALLAHASSEE, FL 32303-2606

2024

12-4S-02W-000-01894-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
MAP NUM	5	MKT AREA	08
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

CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	09/27/2017 MMSR
XF DATE		LAND DATE	
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	0
TOTAL LAND VALUE - MARKET	363,650
TOTAL MARKET VALUE	16,437
SOH/AGL Deduction	0
ASSESSED VALUE	16,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,437
TOTAL JUST VALUE	363,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

5-YR PARCEL CHECK; NO CHANGES

CORRECT LAND LINE DESC

2022 AG RENEWAL RECVD

2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0749/0899	3/07/2008	WD	Q	V	03	10,000
GRANTOR: COUNCIL MAURICE E. &						
GRANTEE: DOWDEN GLORIA C & P						
0251/0867	4/07/1995	AR	U	V		100
GRANTOR:						
GRANTEE:						

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	005970	A	TIMBER MIX 1	0			0.00	0.00	40.73	AC		1.00	1.00	1.00	325.00	325.00	13,237							
2	005996	A	AG WETLAND	0			0.00	0.00	32.00	AC		1.00	1.00	1.00	100.00	100.00	3,200							

REVIEW DATE 04/11/2021 BY JSLH Total Acres: 72.73 Total Land Value: 16,437 Market: 363,650 Agricultural: 16,437 Common: 0 PRINTED 06/24/2026 BY SYS