12-4S-2W P-8-2-M-49D
PARCEL LYING IN SE 1/4 OF
SEC 12 OR 81 P 173

BIG BEND LLC
PO BOX 292037
DAVIE, FL 33329

2024

12-4S-02W-000-01903-002

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

3785 CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	02/03/2009 MMSR	LAND DATE	09/27/2017 MMSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,700
TOTAL MARKET VALUE	18,497
SOH/AGL Deduction	0
ASSESSED VALUE	18,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,497
TOTAL JUST VALUE	95,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,000

CORRECT ACREAGE FROM PREVIOUS ERROR

2022 AG REINSTATED

ADDRESS

2022 AG CARD RECD - ALSO MAILED LETTER REGARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2008959	ELEC SERV & FENCE	0	11/18/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0617/0572	9/09/2005	WD	Q	V		134,500
GRANTOR: OAKS WILLIAMS D & BAR						
GRANTEE: BIG BEND, LLC						
0464/0195	11/20/2002	WD	U	V		31,000
GRANTOR: OAKS WILLIAMS D & BAR						
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	000110	C	SFR RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	10.76	AC		1.00	1.00	1.00	325.00	325.00	3,497							

REVIEW DATE 03/02/2022 BY JSJS Total Acres: 11.76 Total Land Value: 18,497 Market: 80,700 Agricultural: 3,497 Common: 15,000 PRINTED 06/24/2026 BY SYS