

12 5S 3W TRACTS 47 & 48
 INDIAN SUMMER SUB
 OR 18 P 87 OR 195 P 738

COOK SHARON S/COOK GREGORY A
 10 DOGWOOD DR
 CRAWFORDVILLE, FL 32327

2024

12-5S-03W-063-00768-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
															VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,915 TOTAL LAND VALUE - MARKET 46,000 TOTAL MARKET VALUE 50,915 SOH/AGL Deduction 1,254 ASSESSED VALUE 49,661 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 49,661 TOTAL JUST VALUE 50,915 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 45,146														
															5 YR PRCL CK, PU XFOB LN 1, 2 5 YR PRCL CH, N/C WATER ON PROPERTY 5 YR PRCL CH, N/C. NOTE: HAS POWER POLE &														
DOR CODE 0000 VACANT RESIDENTIAL															PERMIT NUM DESCRIPTION AMT ISSUED														
MAP NUM 5 MKT AREA 02																													
NEIGHBORHOOD/LOC 63.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS															BLD DATE 07/01/2019 MMJT LGL DATE 07/01/2019 MMJT XF DATE INC DATE														
EXTRA FEATURES															315 SEMINOLE LN, SOPCHOPPY														
L N	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	0080	4' CHAINLI	0	0	0	334.00	LF	13.00	13.00	100	2019	2019	3	85	3,691														
2	0055	PORTABLE C	0	0	24	20	SF	3.00	3.00	100	2019	2019	3	85	1,224														
TOTAL OB/XF 4,915																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	2.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	46,000												
REVIEW DATE 07/01/2019 BY MMJT Total Acres: 0.00 Total Land Value: 46,000 Market: 0 Agricultural: 0 Common: 46,000 PRINTED 06/10/2026 BY SYS																													

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	0		
TOTAL MARKET OB/XF VALUE	4,915		
TOTAL LAND VALUE - MARKET	46,000		
TOTAL MARKET VALUE	50,915		
SOH/AGL Deduction	1,254		
ASSESSED VALUE	49,661		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	49,661		
TOTAL JUST VALUE	50,915		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	45,146		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/0634	10/15/2021	WD	Q	V	01	59,000
GRANTOR: PARKS JOHN & COLLEEN						
GRANTEE: COOK SHARON S & GRE						
1231/0494	10/01/2021	CD	U	V	11	100
GRANTOR: SLAPPEY ROBERT LAMAR						
GRANTEE: FORTNER RAY DONALD						

BUILDING NOTES

BUILDING DIMENSIONS