SEC. 13-4S-2W P-30-1-M-50A
THE S1/2 OF A 10.AC TRACT
ACROSS THE EAST END OF THAT

NELSON RANDY BERNARD
P O BOX 402
CRAWFORDVILLE, FL 32326

2024

13-4S-02W-000-01955-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1002	COMM W/XFOB	
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	10/27/2017 MMJT	LGL DATE	10/27/2017 MMJT
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	3,674
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	33,674
SOH/AGL Deduction	9,696
ASSESSED VALUE	23,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,978
TOTAL JUST VALUE	33,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,142

5-YR PARCEL CHECK; NO CHANGES
5 YR PRCL CK, N/C
5 YR PRCL CH, PU XFOB LN 1-3
5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0536/0217	5/06/2004	WD	U	V		9,582
GRANTOR: NELSON						
GRANTEE: NELSON						
0298/0675	5/06/1997	SD	U	V		100
GRANTOR: NELSON DERRICK K & DW						
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
1	0025	BARN,POLE	0	0	22	20	440.00	SF	12.50	12.50	100	2010	2010	3	43	2,365	
2	0700	PORT BLDG	0	0	24	12	288.00	SF	8.00	8.00	100	1990	1990	3	47	1,083	
3	0700	PORT BLDG	0	0	10	6	60.00	SF	8.00	8.00	100	1990	1990	3	47	226	

LAND DESCRIPTION

TOTAL OB/XF 3,674

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	001001	C	COMM W/XFOB	0		C2	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 04/11/2021 BY JSLH Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 04/22/2026 BY SYS