16-3S-1E P-5-4-M-76B
A PARCEL IN THE S1/2 OF THE
NE1/4 OF SEC 16

KOSIN NANCY J/KOSIN JOSHUA L
22 HOMAN POINT AVE
CRAWFORDVILLE, FL 32327

2024

16-3S-01E-000-05206-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM	1	MKT AREA	01
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

76 ACORN TRL, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2015 FRSR
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	0
TOTAL LAND VALUE - MARKET	102,500
TOTAL MARKET VALUE	6,662
SOH/AGL Deduction	0
ASSESSED VALUE	6,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,662
TOTAL JUST VALUE	102,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PRMT CK, PU MH, PU XFOB

5-YR PRCL CHECK, NO CHANGE

2022 AG RENEWAL RECD

2021 AG APP RECVD APPRVD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00048	MH-CO		10/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0323	6/04/2024	WD	U	I	30	100
GRANTOR: KOSIN NANCY J						
GRANTEE: KOSIN NANCY J						
1298/0899	1/31/2023	QC	U	V	11	100
GRANTOR: KOSIN JOSHUA L & NANC						
GRANTEE: KOSIN NANCY J						

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	005400	A	TIMBER 1 PLA	0			0.00	0.00	20.50	AC		1.00	1.00	1.00	325.00	325.00	6,662							

REVIEW DATE 07/09/2024 BY Nwatts Total Acres: 20.50 Total Land Value: 6,662 Market: 102,500 Agricultural: 6,662 Common: 0 PRINTED 06/24/2026 BY SYS