16-3S-1E P-17-M-76B S1/2 OF
NW 1/4 OF SW 1/4
OR 786 P 44

MANNING WILLIE LEE/MANNING KAREN OPHELIA
40 HERRING CIRCLE
CRAWFORDVILLE, FL 32327

2024

16-3S-01E-000-05218-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	1	MKT AREA	09
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2017 RTSR
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	4,400
TOTAL MARKET VALUE	4,400
SOH/AGL Deduction	1,738
ASSESSED VALUE	2,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,662
TOTAL JUST VALUE	4,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,400

5-YR PARCEL CHECK; NO CHANGES

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

.44 AC S/O FROM PRCL 05218-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0786/0044	2/13/2009	WD	U	V	11	100

GRANTOR: ALLEN FRED

GRANTEE: MANNING WILLIE LEE

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	000000	C	VAC RES	0			0.00	0.00	0.44	AC		1.00	1.00	1.00	10,000.00	10,000.00	4,400							

REVIEW DATE 04/11/2021 BY FRLH Total Acres: 0.44 Total Land Value: 4,400 Market: 0 Agricultural: 0 Common: 4,400 PRINTED 06/24/2026 BY SYS