TOWN OF WANETA
SQUARE 11 LOT 9
OR 48 P 498, 499 & 500

MAJESTIC ACRES LLC
1940 WAKULLA ARRAN RD
CRAWFORDVILLE, FL 32327

**2024**

**17-3S-01E-096-05308-000**

## 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 | 04/11/2017 RTSR |
| 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 | 0 |
| TOTAL LAND VALUE - MARKET | 400 |
| TOTAL MARKET VALUE | 400 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 400 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 400 |
| TOTAL JUST VALUE | 400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 150 |

5-YR PARCEL CHECK; NO CHANGES
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C
ZIP CODE CHG PER TC OFFICE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1304/0451 | 3/14/2023 | WD | Q | V | 05 | 40,000 |
| GRANTOR: STEWART JOHN MYRON & | | | | | | |
| GRANTEE: MAJESTIC ACRES LLC | | | | | | |
| 1118/0197 | 7/02/2019 | QC | U | V | 30 | 100 |
| GRANTOR: STEWART JERRI F | | | | | | |
| GRANTEE: STEWART JOHN MYRON | | | | | | |

## 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 | | | 50.00 | 150.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 400.00 | 400.00 | 400 | | | | | | | |

REVIEW DATE 04/11/2021 BY FRLH Total Acres: 0.17 Total Land Value: 400 Market: 0 Agricultural: 0 Common: 400 PRINTED 06/17/2026 BY SYS