P-41-4-M-59-B
2.06 AC M/L IN THE SE 1/4 OF
THE SE 1/4 OF SECT 18

SCOTT KATIE JANE
66 ANDREW SPEARS ROAD
CRAWFORDVILLE, FL 32327

2024

18-3S-01W-000-04501-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	2	MKT AREA	10
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

ANDREW SPEARS RD, CRAWFORDVILLE

BLD DATE		LGL DATE	05/25/2018 RTJT
XF DATE		LAND DATE	
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	30,900
TOTAL MARKET VALUE	30,900
SOH/AGL Deduction	17,191
ASSESSED VALUE	13,709
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,709
TOTAL JUST VALUE	30,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,510

5YR PRCL CK NC JS

COA PER USPS

5 YR PRCL CK, N/C

TC COA FORM W/FWD INFO FROM THE USPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1141/0763	2/26/2020	WD	Q	V	01	20,000
GRANTOR: DUNCAN JOHN A						
GRANTEE: SCOTT KATIE JANE						
0823/0646	4/19/2010	WD	U	V	30	100
GRANTOR: DUNCAN HELEN						
GRANTEE: DUNCAN JOHN A						

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	2.06	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,900							

REVIEW DATE 04/11/2021 BY JSIT Total Acres: 2.06 Total Land Value: 30,900 Market: 0 Agricultural: 0 Common: 30,900 PRINTED 04/08/2026 BY SYS