

FORREST SPRINGS SUBD LOT 3  
 OR 117 P 284 OR 524 P 463  
 OR 1133 P 416

SPENCER MICHAEL A/SPENCER SABINE L  
 45 TURTLE CREEK LN  
 PANACEA, FL 32346-2492

2024

19-2S-01E-276-04865-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 106,560 TOTAL MARKET VALUE 4,329 SOH/AGL Deduction 0 ASSESSED VALUE 4,329 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,329 TOTAL JUST VALUE 106,560 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 7,500 2023 TRIM RETURNED COA 2022 AG RENEWAL RECD 2021 AG RENEWAL RECD APPROVE AG FOR 2020											
DOR CODE		5900 TIMBERLAND MIXED																		PERMIT NUM DESCRIPTION AMT ISSUED 2023 TRIM RETURNED COA 2022 AG RENEWAL RECD 2021 AG RENEWAL RECD APPROVE AG FOR 2020											
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																										
																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1133/0416 11/20/2019 WD Q V 05 100,000 GRANTOR: COLDEWEY MARGARET CHR GRANTEE: SPENCER MICHAEL A & 0524/0463 2/19/2004 WD U V 125,000 GRANTOR: ST JOE GRANTEE: COLDEWEY															
TOTALS						BOB MILLER RD, CRAWFORDVILLE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/07/2018 RTJT															
EXTRA FEATURES																				BUILDING NOTES											
L N	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															
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	005970	A	TIMBER MIX 1	0		AG	0.00	0.00	13.32	AC		1.00	1.00	1.00	325.00	325.00	4,329														
REVIEW DATE 06/07/2018 BY RTJT Total Acres: 13.32 Total Land Value: 4,329 Market: 106,560 Agricultural: 4,329 Common: 0 PRINTED 06/17/2026 BY SYS																															