P-9-1-M-64
A PARCEL OF LAND LOCATED IN
THE SW CORNER OF SEC 21-3S-1W

IVAN CHEROKEE PROPERTY TRUST/CALVIN MORGAN
405 E IVAN RD
CRAWFORDVILLE, FL 32327

2024

21-3S-01W-000-04616-001

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

EAST IVAN RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	11/19/2021 MMMM	LAND DATE	04/07/2010 JBHC
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	48,480
TOTAL MARKET VALUE	48,480
SOH/AGL Deduction	21,594
ASSESSED VALUE	26,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,886
TOTAL JUST VALUE	48,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,480

5 YR PRCL CH,N/C

ADD CHG PER USPS FORM 3547

2014 TRIM RET.VACANT UTF CHG ADD.AS 948/166

5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0822/0226	4/06/2010	WD	U	V	11	100
GRANTOR: MATHERS MARILYN						
GRANTEE: IVAN CHEROKEE PROPE						
0170/0177	9/27/1990	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	4.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,480							

REVIEW DATE 11/19/2021 BY MMMM Total Acres: 4.04 Total Land Value: 48,480 Market: 0 Agricultural: 0 Common: 48,480 PRINTED 04/29/2026 BY SYS