25-2S-2W P-32-2-M-45
PARCEL LYING IN THE SW 1/4 OF
SEC 25 CONT 6.33 AC M/L

CURTIS PHILIP A/CURTIS TONI D
P O BOX 101
MONTICELLO, FL 32345

2024

25-2S-02W-000-01460-002

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

218 R L MCDONALD RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	01/24/2017 MMSR	LAND DATE	01/24/2017 MMSR
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	96
TOTAL LAND VALUE - MARKET	53,805
TOTAL MARKET VALUE	53,901
SOH/AGL Deduction	11,647
ASSESSED VALUE	42,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,254
TOTAL JUST VALUE	53,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,901

5-YR PARCEL CHECK; NO CHANGES

5 YR PRCL CH, N/C

POWER, SEPTIC, WATER, SFD BURNED DOWN 1997

5 YR PRCL CH, PU XFOB LN 1, NOTE: PROP HAS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18127	N/A	0	02/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0286/0803	11/01/1996	WD	Q	I		35,000
GRANTOR: CURTIS PHILIP A & TON						
GRANTEE:						
0156/0674	8/24/1989	WD	Q	V		53,000
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
1	0620	WOOD UTL B	0	0	10	8	80.00	SF	6.00	6.00	100	1996	1996	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 96

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	6.33	AC		1.00	1.00	1.00	8,500.00	8,500.00	53,805							

REVIEW DATE 04/11/2021 BY JSLH Total Acres: 6.33 Total Land Value: 53,805 Market: 0 Agricultural: 0 Common: 53,805 PRINTED 04/22/2026 BY SYS