26-3S-2W P-4-6-M-48
PARCEL IN N 1/2 OF NE 1/4
OF SEC 26 KNOWN AS PARCEL 19

GANEY TERRELL JAMES
146 LANCE LN
CRAWFORDVILLE, FL 32327

2024

26-3S-02W-000-01623-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM	5	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

155 LOST CREEK LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	09/23/2020 MMJT	LAND DATE	09/23/2020 MMJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,047
TOTAL LAND VALUE - MARKET	177,000
TOTAL MARKET VALUE	185,047
SOH/AGL Deduction	0
ASSESSED VALUE	185,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,047
TOTAL JUST VALUE	185,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,069

PRMT CK, PU XFOBS BASED ON PERMITS. PU MH BASED ON
ADS LEFT NOTE TO SCHEDULE APPT., NO RESPONSE, NW S
2023 TRM RTND, UTF
COA PER NCOA REPORT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000312	PORCH AND 2 LEAN		04/05/2024
B24-000093	MH		02/13/2024
20001137	DECK ON SHED	0	12/09/2020
20000582	SHED-CC	0	07/01/2020
18000970	SAFE INSP	0	09/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0467	8/23/2023	WD	Q	I	01	220,000
GRANTOR: KAELIN GEOFFREY C & S						
GRANTEE: GANEY TERRELL JAMES						
1269/0762	5/26/2022	CR	U	I	11	100
GRANTOR: RITZ HILARY						
GRANTEE: KAELIN GEOFFREY C &						

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	0030	BARN,POLE	0	0	30	20	600.00	SF	9.00	9.00	100	2018	2018	3	80	4,320	
2	0625	PORT WD UT	0	0	32	15	480.00	SF	6.00	6.00	100	2020	2020	3	89	2,563	
3	0060	DECK WOOD	0	0	24	10	240.00	SF	5.00	5.00	100	2020	2020	3	97	1,164	
4	0605	PORT VINYL	0	0	4	4	16.00	SF	0.00	0.00	100	2018	2018	3	80	0	

LAND DESCRIPTION

TOTAL OB/XF 8,047

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	009930	C	AC-RURAL	0			0.00	0.00	9.75	AC		1.00	1.00	1.00	12,000.00	12,000.00	117,000							
2	009930	C	AC-RURAL	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 08/27/2024 BY Nwatts Total Acres: 14.75 Total Land Value: 177,000 Market: 0 Agricultural: 0 Common: 177,000 PRINTED 05/06/2026 BY SYS