

LAKE ELLEN ESTATES UNIT 1
 BLOCK 4 LOT 39
 OR 12 P 425 OR 365 P 867

CARR MICHAEL/CARR MARY ARLENE
 49 MONTGOMERY DRIVE
 CRAWFORDVILLE, FL 32327

2024

26-4S-02W-022-02271-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 1,455 TOTAL LAND VALUE - MARKET 7,500 TOTAL MARKET VALUE 8,955 SOH/AGL Deduction 0 ASSESSED VALUE 8,955 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,955 TOTAL JUST VALUE 8,955 NCON VALUE 1,455 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,500																							
																				PRMT CK, PU SFD, PU XFOBS. MM 5YR CK 7/6/23; CHG PUSE, PU XFOB 5 YR PRCL CK, N/C 2017 TRIM RETURNED/UTF																							
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																				GRANTOR: PAFFORD PROPERTIES & GRANTEE: CARR MICHAEL 1340/0372 12/08/2023 WD Q I 05 211,600 GRANTOR: ISMAN NOAH & ASHLEY GRANTEE: PAFFORD PROPERTIES																							
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TOTALS																				49 MONTGOMERY DR, CRAWFORDVILLE																							
EXTRA FEATURES																																											
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																												
1	0955	PRIVACY FE	0 0	0 0	100.00	LF	15.00	15.00	100	2024	2020	AV	97	1,455																													
LAND DESCRIPTION																				TOTAL OB/XF 1,455																							
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	000000	C	VAC RES	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500																										
REVIEW DATE 07/12/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/06/2026 BY SYS																																											