

LAKE ELLEN ESTATES UNIT 1  
 BLOCK 4 LOT 52  
 OR 7 P 194 OR 1249 P 67

DE OLIVEIRA JESSICA AMY PATERSON/DE OLIVEIRA TIAGO  
 11 MONTGOMERY DR  
 CRAWFORDVILLE, FL 32327

2024

26-4S-02W-022-02277-001



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 3,105 TOTAL LAND VALUE - MARKET 7,500 TOTAL MARKET VALUE 10,605 SOH/AGL Deduction 0 ASSESSED VALUE 10,605 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,605 TOTAL JUST VALUE 10,605 NCON VALUE 3,105 INCOME VALUE PREVIOUS YEAR MKT VALUE 2,500																							
																				MM 5YR CK 6/22/23; PU XFOBS, CHG PUSE NEW PRCL LOT 52 S/O FROM 02277-000 PRCL S/O REQUEST BY OWNER LANDRUM 8505560695																							
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1303/0186	3/02/2023	WD	Q	I	05	217,000																																					
																				GRANTOR: LANDRUM JOHN D SR GRANTEE: DE OLIVEIRA JESSICA 1249/0067 1/28/2022 QC U V 11 100 GRANTOR: LANDRUM A D JR GRANTEE: LANDRUM JOHN D SR																							
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TOTALS																				9 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	207.00	LF	15.00	15.00	100	2024	2023	AV	100	3,105																												
2	0605	PORT VINYL	0	0	12	144.00	SF	0.00	0.00	100	2024	2023	AV	100	0																												
																				TOTAL OB/XF 3,105																							
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 06/22/2023 BY MMLH Total Acres: 0.11 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/06/2026 BY SYS																																											