LAKE ELLEN ESTATES UNIT 1
BLOCK 5 LOT 40 OR 10 P 230
OR 956 P 724 PROBATE ORDER

FEARS RAVYN
54 RAVYN ROAD
CRAWFORDVILLE, FL 32327

2024

26-4S-02W-022-02308-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	22.00	1.25/	

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

LAKE ELLEN DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2018 MMJT
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	0
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	7,500
SOH/AGL Deduction	4,838
ASSESSED VALUE	2,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,662
TOTAL JUST VALUE	7,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,500

MM 5YR CK VACANT PRCL
ATTORNEY LOREN LEVY SEE ATTACHED LETTERS
POSTED SALE & CHANGED OWNERSHIP AS PER
CORR 10% CAP TO Y

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1081/0794	7/05/2018	WD	U	V	37	2,000
GRANTOR: MUTERSPAUGH CECELIA D						
GRANTEE: FEARS RAVYN						
0958/0431	12/09/2014	PR	U	V	19	0
GRANTOR: CECELIA BACON PERS R						
GRANTEE: RUBY LEE WALKER CAM						

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 07/05/2023 BY MMLW Total Acres: 0.11 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/06/2026 BY SYS