LAKE ELLEN PROPER BLOCK G
LOT 24
OR 281 P 185

KEARNS NICHOLAS
25 LM ST
CRAWFORDVILLE, FL 32327

2024

26-4S-02W-108-02183-G24

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	108.00	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

25 L.M. ST, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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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	0
ASSESSED VALUE	7,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,500
TOTAL JUST VALUE	7,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PRMT CK, PU SFD, PU XFOBS AS FUTURE NEW.
MM 5YR CK 2/8/23; BLDG GONE, PUSE & LAND VACANT
PRCL S/O REQUEST PONDEROSA/PRICE - NEW PRCL LOT 24

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00048	SFD-CO		01/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/0405	7/25/2024	WD	Q	I	01	208,000
GRANTOR: PONDEROSA HOMES INC						
GRANTEE: KEARNS NICHOLAS						
1327/0236	8/29/2023	WD	Q	V	05	85,000
GRANTOR: JONES WILLIAM MERWYN						
GRANTEE: PONDEROSA HOMES INC						

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 08/29/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/06/2026 BY SYS