

27-3S-1E P-22-M-77
 LYING IN S 1/2 OF 27 &
 S1/2 OF SW 1/4 & SE 1/4

KENNETH MYRON KIRTON TRUST
 6919 CARMICHAEL AVE
 BETHESDA, MD 20817

2024

27-3S-01E-000-05488-000



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 151,500 TOTAL MARKET VALUE 41,100 SOH/AGL Deduction 19,198 ASSESSED VALUE 21,902 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 21,902 TOTAL JUST VALUE 151,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 29,200											
																				FROM OWNER KEN KIRTON 850-545-1763 MAILING ADDR UPDATED PER LETTER RECEIVED 2022 AG RENEWAL RECD 5YR PRCL CK N/C											
																				PERMIT NUM DESCRIPTION AMT ISSUED OBN24-00039 MODIFICATION TO A 08/26/2024 OBN23-00001 UPGRADE CELL TOWE 02/24/2023 22000080 GENERATOR-CC 0 03/11/2022 OBN21-00023 CELL TOWER UPGRAD 0 09/07/2021 18000125 MODIFICATION-CO 0 03/07/2018 17001399 MODIFICATION 0 11/16/2017											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1167/0624 7/10/2020 PR U V 11 100 GRANTOR: KIRTON K STRATTON PER GRANTEE: KENNETH MYRON KIRTO 1024/0047 1/27/2017 QC U V 11 100 GRANTOR: KIRTON PROPERTIES LLC GRANTEE: KIRTON KENNETH M											
																				BLD DATE 10/14/2020 RTMJ LGL DATE 10/14/2020 RTMJ XF DATE INC DATE											
TOTALS																				1874 WOODVILLE HWY, 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															
																	TOTAL OB/XF 0														
LAND DESCRIPTION																	TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR							
1	009101	C	UTILITY TOWE	0			0.00	0.00	1.46	AC		1.00	1.00	1.00	25,000.00	25,000.00	36,500														
2	005500	A	TIMBER 2 PLA	0			0.00	0.00	23.00	AC		1.00	1.00	1.00	200.00	200.00	4,600														
REVIEW DATE 10/14/2020 BY RTMJ Total Acres: 24.46 Total Land Value: 41,100 Market: 115,000 Agricultural: 4,600 Common: 36,500 PRINTED 04/01/2026 BY SYS																															