P-22-8-M-77 62.06 AC M/L IN S1/2 OF NE 1/4 & BEING ON EAST SIDE OF HWY 363 OR 222 P 666

MCLEAN JOHN R TRUSTEE/JOHN R MCLEAN LIVING TRUST
1747 WOODVILLE HWY
CRAWFORDVILLE, FL 32327

2024

27-3S-01E-000-05488-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	000	1.00/	

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

COASTAL HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	07/22/2021 MMMK	LAND DATE	07/22/2021 MMMK
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	228,025
TOTAL MARKET VALUE	13,030
SOH/AGL Deduction	0
ASSESSED VALUE	13,030
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,030
TOTAL JUST VALUE	228,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

65.15 AC APPROX FOR PARCEL

OR 1113 P 417 CORRECT AC PER WD SALE LEGAL

2022 AG REINSTATED APP RECVD APPRVD

2022 AG RMOVED NO RETURN CARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1113/0417	5/31/2019	WD	U	V	11	100
GRANTOR: MCLEAN JOHN R						
GRANTEE: MCLEAN JOHN R TRUST						
1110/0707	5/03/2019	WD	Q	V	01	186,200
GRANTOR: EDWIN T CULBREATH TRU						
GRANTEE: MCLEAN JOHN R						

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	005500	A	TIMBER 2 PLA	0			0.00	0.00	65.15	AC		1.00	1.00	1.00	200.00	200.00	13,030							

REVIEW DATE 07/22/2021 BY MMMK Total Acres: 65.15 Total Land Value: 13,030 Market: 228,025 Agricultural: 13,030 Common: 0 PRINTED 04/01/2026 BY SYS