

RIVER SINK SUBD
 BLOCK A LOTS 2, 3 & 4
 OR 35 P 75 & OR 45 P 307

MCKENZIE MARVIN LEE
 282 PIXIE CIRCLE
 CRAWFORDVILLE, FL 32327

2024

29-2S-01W-051-04123-000


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 1,428 TOTAL LAND VALUE - MARKET 60,000 TOTAL MARKET VALUE 61,428 SOH/AGL Deduction 50,398 ASSESSED VALUE 11,030 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,030 TOTAL JUST VALUE 61,428 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 46,428																											
																				5YR CK JS DEMO XFOB 5 YR PRCL CH, N/C FLD CK BY OWNR REQ./SW WAS UNINHABITABLE ADD SITUS TO PRCL SCREEN/DEMO SWMH NO VALUE																											
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>16001289</td> <td>TEMP TENT</td> <td>0</td> <td>12/20/2016</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	16001289	TEMP TENT	0	12/20/2016										
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																												
16001289	TEMP TENT	0	12/20/2016																																												
																				<table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0697/0877</td> <td>2/20/2007</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td></td> <td>50,000</td> </tr> </tbody> </table> GRANTOR: FINLEY C J AKA CHARLE GRANTEE: MCKENZIE MARVIN LEE 0059/0601 8/01/1977 QC U V 100 GRANTOR: GRANTEE:										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0697/0877	2/20/2007	WD Q	Q	I		50,000				
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																									
0697/0877	2/20/2007	WD Q	Q	I		50,000																																									
																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>11/02/2011</th> <th>KLSR</th> <th>LGL DATE</th> <th>11/15/2017</th> <th>RTJT</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>11/15/2017</td> <td>RTJT</td> <td>LAND DATE</td> <td>11/15/2017</td> <td>RTJT</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	11/02/2011	KLSR	LGL DATE	11/15/2017	RTJT	XF DATE	11/15/2017	RTJT	LAND DATE	11/15/2017	RTJT	INC DATE			AG DATE		
BLD DATE	11/02/2011	KLSR	LGL DATE	11/15/2017	RTJT																																										
XF DATE	11/15/2017	RTJT	LAND DATE	11/15/2017	RTJT																																										
INC DATE			AG DATE																																												
TOTALS																				272 PIXIE CIR, 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	0950	METAL SHED	0	0	16	16	256.00	SF	8.00	8.00	100	1992	1992	3	20	410																															
2	0955	PRIVACY FE	0	0	0	0	120.00	LF	15.00	15.00	1	1995	1995	3	1	18																															
3	0906	SALVAGE (NU	0	0	0	0	1.00	SF	0.00	0.00	100	1973	1973	3	100	1,000																															
																				TOTAL OB/XF 1,428																											
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	000201	C	MH	0			100.00	184.00	3.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	60,000																														
REVIEW DATE 04/20/2022 BY JSLW Total Acres: 0.42 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 04/01/2026 BY SYS																																															

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	0		
TOTAL MARKET OB/XF VALUE	1,428		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	61,428		
SOH/AGL Deduction	50,398		
ASSESSED VALUE	11,030		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	11,030		
TOTAL JUST VALUE	61,428		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	46,428		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001289	TEMP TENT	0	12/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0697/0877	2/20/2007	WD Q	Q	I		50,000

GRANTOR: FINLEY C J AKA CHARLE
 GRANTEE: MCKENZIE MARVIN LEE
 0059/0601 8/01/1977 QC U V 100
 GRANTOR:
 GRANTEE:

BUILDING NOTES									

BUILDING DIMENSIONS									

LAND DESCRIPTION																								
1	000201	C	MH	0			100.00	184.00	3.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	60,000							