RIVER SINK SUBD
BLOCK B LOT 8
OR 34 P 172 OR 180 P 888

MCKEITHEN RUSSELL A TRUSTEE
915 BLOXHAM CUTOFF RD
CRAWFORDVILLE, FL 32327

2024

29-2S-01W-051-04148-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	51.00	1.15/	

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

49 PIXIE CIR, CRAWFORDVILLE

BLD DATE	06/28/2007	KLFS	LGL DATE	
XF DATE	11/16/2017	RTSR	LAND DATE	11/16/2017 RTSR
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	20,000
TOTAL MARKET VALUE	20,000
SOH/AGL Deduction	15,341
ASSESSED VALUE	4,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,659
TOTAL JUST VALUE	20,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,000

5 YEAR PRCL CH, N/C

5 YR PRCL CH, DEL XFOB LN 1

CHG PRCL & LAND USE CODE TO VACANT

5 YR PRCL CH, DEL XFOB LN 2, PU XFOB LN 1,

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0817/0403	2/05/2010	TR	U	I	11	100
GRANTOR: MCKEITHEN RUSSELL A						
GRANTEE: MCKEITHEN RUSSELL						
0733/0853	10/30/2007	QC	Q	I	01	100
GRANTOR: MCKEITHEN ROBERT & R						
GRANTEE: MCKEITHEN RUSSELL						

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			100.00	185.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 04/20/2022 BY JSAK Total Acres: 0.42 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 04/01/2026 BY SYS