HUNTERS GLENN PLANTATION
LOT 20 CONT. 55 AC M/L
OR 241 P 554 & 561

FLANAGAN ANN
688 RIVER PLANTATION RD
CRAWFORDVILLE, FL 32327

2024

29-3S-01E-249-05506-H20

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	STEEL 100
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 80
Interior Floo	08	SHT VINYL 20
Heating Type	03	FORCED AIR 100
Air Condition	02	WINDOW 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	5000	IMPRVD AG RES

MAP NUM: 1 | MKT AREA: 09

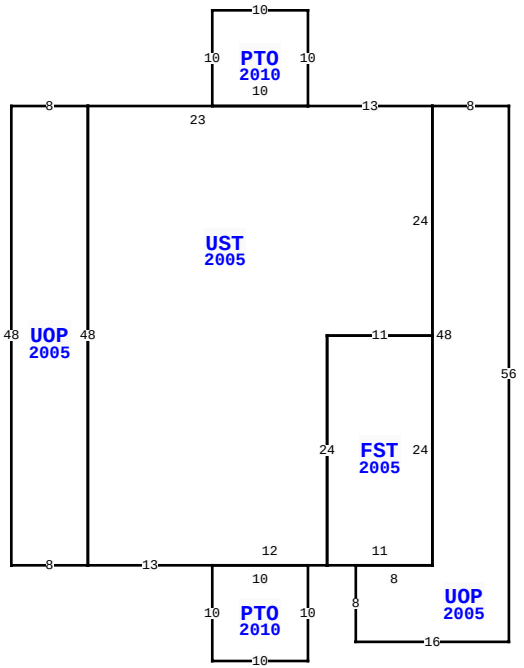
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FST	264	55	2005	145	3,556
PTO	100	5	2010	5	122
PTO	100	5	2010	5	122
UOP	384	20	2005	77	1,888
UOP	512	20	2005	102	2,501
UST	1,464	45	2005	659	16,160
TOTALS	2,824			993	24,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	993	63.2700	31.64	31,419	2005	2005	0	0	0	22.50	77.50

1 WKSHP/BARN 0% - 0 Heated Area: 0 HX Base Yr



750 HUNTERS TRCE, CRAWFORDVILLE

BLD DATE	04/13/2021	FRFR	LGL DATE		
XF DATE	04/13/2021	FRFR	LAND DATE	04/13/2021	FRFR
INC DATE			AG DATE		

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
1	0605	PORT VINYL	0	0	4	6	24.00	SF	0.00	0.00	100	2011	2011	3	47	0	
2	0940	OPEN SHED	0	0	5	16	80.00	SF	4.00	4.00	100	2017	2017	3	76	243	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,350
TOTAL MARKET OB/XF VALUE	243
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	39,093
SOH/AGL Deduction	22,078
ASSESSED VALUE	17,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,015
TOTAL JUST VALUE	299,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,150

DC OR 1355 P 478 MICHAEL FLANAGAN

2022 AG RENEWAL RECD

5YR PRCL CK,PU XFOB LN-2

5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0345/0443	2/10/1999	WD	U	V		112,000

GRANTOR: FAIRCLOTH TOMMY M & E

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W8 UST=[YR=2005] W13 PTO=[YR=2010] N10 W10 S10 E10$ W23 UOP=[YR=2005] W8 S48 E8 N48$ S48 E13 PTO=[YR=2010] S10 E10 N10 W10$ E12 FST=[YR=2005] E11 N24 W11 S24$ N24 E11 N24$S48 W8 S8 E16 N56$.

LAND DESCRIPTION

TOTAL OB/XF 243

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	005970	A	TIMBER MIX 1	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	325.00	325.00	13,000							
2	005996	A	AG WETLAND	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	100.00	100.00	1,500							

REVIEW DATE 04/13/2021 BY FRFR Total Acres: 55.00 Total Land Value: 14,500 Market: 275,000 Agricultural: 14,500 Common: 0 PRINTED 04/01/2026 BY SYS