SELLARS CROSSING SUBDIVISION
LOT 11
PLAT BOOK 4 PAGE 72

ATKINS KALEB
246 ELM RIDGE LOOP
CRAWFORDVILLE, FL 32327

2024

32-2S-01E-346-04979-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	346.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SELLARS DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/16/2020 JB
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	48,500
TOTAL MARKET VALUE	48,500
SOH/AGL Deduction	0
ASSESSED VALUE	48,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,500
TOTAL JUST VALUE	48,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

COA PER TCO

5YR PRCL CK NC

5 YR PRCL CH, N/C

2014 TRIM RET.NDAA-UTF CORR.ADD.# REMAILED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/0226	12/15/2023	WD	Q	V	01	65,000
GRANTOR: POLAND CUTCHIN JENNIF						
GRANTEE: ATKINS KALEB						
1282/0570	9/07/2022	WD	Q	V	01	55,000
GRANTOR: JOHNSON LAURA L						
GRANTEE: POLAND CUTCHIN JENN						

BUILDING NOTES

BUILDING DIMENSIONS

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	48,500.00	48,500.00	48,500							

REVIEW DATE 04/11/2021 BY GEMM Total Acres: 1.01 Total Land Value: 48,500 Market: 0 Agricultural: 0 Common: 48,500 PRINTED 06/17/2026 BY SYS