SELLARS CROSSING SUBDIVISION
LOT 18
PLAT BOOK 4 PAGE 72

BLUESTREAM CONSULTING LLC
5591 NE 33RD AVE
FORT LAUDERDALE, FL 33308

2024

32-2S-01E-346-04979-018

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					

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	10,000
ASSESSED VALUE	38,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,500
TOTAL JUST VALUE	48,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

5YR PRCL CK NC

5YR PRCL CH, N/C

5 YR PRCL CK N/C

REMOVED LR CODE & ADDED LAND VALUE PER HC/JB

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/0110	7/28/2022	WD	Q	V	01	50,000
GRANTOR: CARTER JOHN						
GRANTEE: BLUESTREAM CONSULTI						
1255/0228	3/08/2022	WD	Q	V	01	60,000
GRANTOR: JASON WESSINGER CONST						
GRANTEE: CARTER JOHN						

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			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: 1.04 Total Land Value: 48,500 Market: 0 Agricultural: 0 Common: 48,500 PRINTED 04/22/2026 BY SYS