P-19-4-M-85
A 1.5 AC TRACT OF LAND LOCATED
ON NORTH SIDE OF A GRADED RD

KENNETH MYRON KIRTON TRUST
6919 CARMICHAEL AVE
BETHESDA, MD 20817

2024

32-2S-02E-000-05894-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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
TOTALS					

MARKET ADJUSTMENTS

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

OLD MAGNOLIA RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/05/2018 RTJT
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	37,500
TOTAL MARKET VALUE	37,500
SOH/AGL Deduction	35,004
ASSESSED VALUE	2,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,496
TOTAL JUST VALUE	37,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,750

CHG VALUE FOR EQUITY

5 YR PRCL CK NC JS

PROP OWNER K KIRTON 850-545-1763

MAILING ADDR UPDATED PER LETTER FROM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/0624	7/10/2020	PR	U	V	11	100
GRANTOR: KIRTON K STRATTON PER						
GRANTEE: KENNETH MYRON KIRTO						
1024/0047	1/27/2017	QC	U	V	11	100
GRANTOR: KIRTON PROPERTIES LLC						
GRANTEE: KIRTON KENNETH M						

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	000006	C	VAC STM RIVE	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	37,500							

REVIEW DATE 12/29/2022 BY JSLW Total Acres: 1.50 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 04/01/2026 BY SYS