32 & 5 2S 2E M-86
GERRELL ESTATES UNIT 2
LOT 7

ADAMS RETREAT ONE LLC
2929 LEWISWOOD LANE
WOODVILLE, FL 32305-1800

2024

32-2S-02E-090-05903-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 1 | MKT AREA: 09

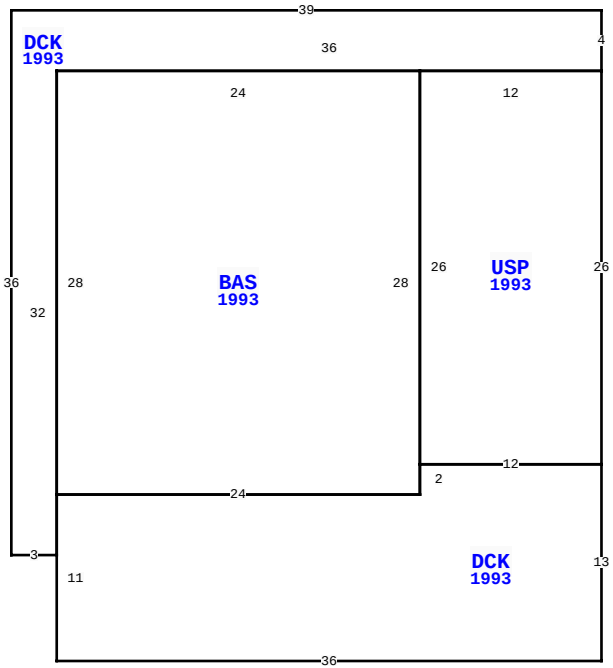
NEIGHBORHOOD/LOC: 90.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	34,347
DCK	252	10	1993	25	1,278
DCK	420	10	1993	42	2,147
USP	312	40	1993	125	6,389
TOTALS	1,656			864	44,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	864	134.5000	127.78	110,402	1950	1950	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 672 HX Base Yr



267 OLD MAGNOLIA RD, CRAWFORDVILLE

BLD DATE	11/18/2021 JSJS	LGL DATE	
XF DATE	11/18/2021 JSJS	LAND DATE	11/18/2021 JSJS
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,161
TOTAL MARKET OB/XF VALUE	2,244
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	121,405
SOH/AGL Deduction	4,803
ASSESSED VALUE	116,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,602
TOTAL JUST VALUE	121,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,002

AS NOTED ON FIELD CARD

VERIFIED 5YR CH; CORRECTED LAND CODE TO 0132

5 YR PRCL CH

XFOB LN 3-6

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/0134	7/07/2022	WD	U	I	11	100
GRANTOR: ADAMS FLOYD E & CAROL						
GRANTEE: ADAMS RETREAT ONE L						
0121/0391	5/01/1986	WD	U	I		47,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W39 S36 E3 N32 E36 USP=[YR=1993] W12 BAS=[YR=1993] W24 S28 DCK=[YR=1993] S11 E36 N13 W12 S2 W24 $ E24 N28$ S26 E12 N26$ N4$.

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	0375	WOOD WALK	0	0	4	37	148.00	SF	15.00	15.00	100	1988	1988	3	20	444	
2	0360	BOATDOCK F	0	0	7	8	56.00	SF	15.00	15.00	100	1988	1988	3	20	168	
3	0060	DECK WOOD	0	0	4	4	16.00	SF	5.00	5.00	100	1993	1993	3	20	16	
4	0375	WOOD WALK	0	0	33	4	132.00	SF	15.00	15.00	100	2005	2005	3	24	475	
5	0375	WOOD WALK	0	0	39	3	117.00	SF	15.00	15.00	100	2005	2005	3	24	421	
6	0375	WOOD WALK	0	0	50	4	200.00	SF	15.00	15.00	100	2005	2005	3	24	720	

LAND DESCRIPTION

TOTAL OB/XF 2,244

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	000132	C	SFR RIVER	0		RR1	116.00	500.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/18/2021 BY JSJS Total Acres: 1.33 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 04/01/2026 BY SYS