

P-3-9-M-73 A TRACT LOCATED
IN THE NW CORNER OF SCT .32
CONT 6.02 AC

WELCH JAMES T III/WELCH DONNA
82 FOX HOLLOW LN
CRAWFORDVILLE, FL 32327

2024

32-3S-01E-000-05510-009



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																					
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																			
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 2,755 TOTAL LAND VALUE - MARKET 50,600 TOTAL MARKET VALUE 53,355 SOH/AGL Deduction 0 ASSESSED VALUE 53,355 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 53,355 TOTAL JUST VALUE 53,355 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 26,129 5 YR PRCL CH N/C-LR ADD CHG PER DIANNE VIA PHIONE 8505398191 5 YR PRCL CH, N/C REMOVED IN 2010																																																				
DOR CODE 0000 VACANT RESIDENTIAL																	PERMIT NUM 2011444 DESCRIPTION ELECT AMT 0 ISSUED 06/30/2011																																																				
MAP NUM 1 MKT AREA 12																	SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1313/0281</td> <td>5/22/2023</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td>01</td> <td>250,000</td> </tr> <tr> <td colspan="7">GRANTOR: CROLEY DOUGLAS M & DI</td> </tr> <tr> <td colspan="7">GRANTEE: WELCH JAMES T III &</td> </tr> <tr> <td>0297/0246</td> <td>4/15/1997</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td></td> <td>39,000</td> </tr> <tr> <td colspan="7">GRANTOR: CROLEY DOUGLAS M & DI</td> </tr> <tr> <td colspan="7">GRANTEE:</td> </tr> </tbody> </table>				OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1313/0281	5/22/2023	WD Q	Q	V	01	250,000	GRANTOR: CROLEY DOUGLAS M & DI							GRANTEE: WELCH JAMES T III &							0297/0246	4/15/1997	WD Q	Q	V		39,000	GRANTOR: CROLEY DOUGLAS M & DI							GRANTEE:						
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NEIGHBORHOOD/LOC 000 1.00/																	BUILDING NOTES BUILDING DIMENSIONS																																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																
TOTALS						301 NARVAEZ TRL, CRAWFORDVILLE																																																															
EXTRA FEATURES																																																																					
L N	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	17 4	68.00	SF	15.00	15.00	100	1993	1993	3	20	204																																																							
2	0350	BOATDOCK A	0 0	17 10	170.00	SF	26.40	26.40	100	1997	1997	GD	20	898																																																							
3	0375	WOOD WALK	0 0	13 4	52.00	SF	15.00	15.00	100	1997	1997	3	20	156																																																							
4	0840	SEAWALL RI	0 0	0 0	197.00	LF	38.00	38.00	100	1980	1980	3	20	1,497																																																							
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																													
1	000004	C	VAC WAK RIVE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000																																																				
2	000000	C	VAC RES	0			0.00	0.00	2.02	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,300																																																				
3	009630	C	WETLAND	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	100.00	100.00	300																																																				
REVIEW DATE 06/16/2021 BY LRFR Total Acres: 6.02 Total Land Value: 50,600 Market: 0 Agricultural: 0 Common: 50,600 PRINTED 04/08/2026 BY SYS																																																																					