ST MARKS RIVERS EDGE COMMUNITY
LOT 12 CONT. 22.85 AC
OR 265 P 481 OR 1166 P 725

FITZPATRICK TIMOTHY W/FITZPATRICK GWEN M
65 SAINT MARKS RIVERS EDGE DR
CRAWFORDVILLE, FL 32327

**2024**

**36-3S-01E-250-05540-012**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NO AG ACREAGE | |
| MAP NUM | 1 | MKT AREA | 07 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

65 ST MARKS RIVERS EDGE DR, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 06/24/2016 FRSR | LAND DATE | 06/24/2016 FRSR |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 11,605 |
| TOTAL LAND VALUE - MARKET | 152,185 |
| TOTAL MARKET VALUE | 163,790 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 163,790 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 163,790 |
| TOTAL JUST VALUE | 163,790 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 162,981 |

COA PER NCOA REPORT - FAMILY MOVE
JS 5 YR CK, PU XFOB.
COA PER WAK TCO
5 YR PRCL CH, N/C

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| OBN23-00046 | Gas | | 10/11/2023 |
| PR21-000026 | SFD-CO | 0 | 03/04/2021 |
| 024480 | DOCK | 0 | 12/22/1998 |
| | | | |
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### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1166/0725 | 8/25/2020 | WD | Q | V | 01 | 225,000 |
| GRANTOR: PRICE BYRON | | | | | | |
| GRANTEE: FITZPATRICK TIMOTHY | | | | | | |
| 0267/0275 | 12/19/1995 | WD | Q | V | | 100,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0375 | WOOD WALK | 0 | 0 | 380 | 4 | 1,520.00 | SF | 15.00 | 15.00 | 100 | 1999 | 1999 | 3 | 20 | 4,560 | |
| 2 | 0350 | BOATDOCK A | 0 | 0 | 26 | 6 | 156.00 | SF | 26.40 | 26.40 | 100 | 1999 | 1999 | GD | 20 | 824 | |
| 3 | 0030 | BARN,POLE | 0 | 0 | 36 | 24 | 864.00 | SF | 9.00 | 9.00 | 100 | 2018 | 2018 | 3 | 80 | 6,221 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 11,605

| 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 | AC | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |
| 2 | 009630 | C | WETLAND | 0 | | | 0.00 | 0.00 | 21.85 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 2,185 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 02/09/2022 BY JSLA Total Acres: 22.85 Total Land Value: 152,185 Market: 0 Agricultural: 0 Common: 152,185 PRINTED 04/08/2026 BY SYS