

MYSTERIOUS WATERS LOT 15
 OR 37 P 125 127 & 128
 OR 38 P 125 OR 174 P 581-583

MCBRIDE JOHN E
 1217 WALTON DRIVE
 TALLAHASSEE, FL 32312

2024

00-00-003-082-06107-000



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
04	PILE WOOD 100		
30	WOOD FRAME 100		
02	VINYL 80		
12	CEDAR/CYPR 20		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
08	SHT VINYL 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms	2	100
	Bathrooms	2	100
	Story Height	0	100
1.	Stories	1	100
	Units	0	100
03	AVERAGE		
0100	SINGLE FAMILY		
1	MKT AREA	12	
82.100	NEIGHBORHOOD/LOC	1.00/	
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1996
DCK	64	10	1996
DCK	35	10	1997
FCP	480	25	1996
FSP	192	55	1996
UST	288	45	1996
TOTALS	2,019		1,326
			114,280

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0		158,722	1995	1995	0	0	28.00	72.00		
Heated Area: 960 HX Base Yr													
	BLD DATE	09/07/2017	RTSR	LGL DATE									
	XF DATE	09/07/2017	RTSR	LAND DATE	09/07/2017	RTSR							
	INC DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			114,280
TOTAL MARKET OB/XF VALUE			4,890
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			209,170
SOH/AGL Deduction			3,115
ASSESSED VALUE			206,055
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			206,055
TOTAL JUST VALUE			209,170
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,813
5 YR PRCL CH N/C			
5 YR PRCL CH, N/C			
FRME			
5 YR PRCL CH, PU NEW TRAV, CHG EXW, PU FNDN &			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000118	STOP WORK ORDER	0	02/07/2018
18000118	ROOF OVER	0	02/07/2018
18621	N/A	0	06/11/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0218	2/28/2020	WD	Q	I	01	175,000
GRANTOR: WOLFE LARRY S						
GRANTEE: MCBRIDE JOHN E						
0202/0214	11/01/1992	WD	U	V		27,500
GRANTOR:						
GRANTEE:						

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	4	295			15.00	100	1996	1996	3	20	3,540	
2	0060	DECK WOOD	0	0	12	6			72.00	SF	1996	1996	3	20	72	
3	0330	BOAT SHED	0	0	12	28			336.00	SF	1996	1996	3	20	1,008	
4	0211	CONCRETE W	0	0	15	4			60.00	SF	1995	1995	3	20	72	
5	0360	BOATDOCK F	0	0	11	6			66.00	SF	1996	1996	3	20	198	
TOTALS														4,890		

BUILDING NOTES													
17 N EGRET ST, CRAWFORDVILLE													

BUILDING DIMENSIONS													
FSP=[YR=1996] W12 FCP=[YR=1996] W12 S40 E12 N40\$ S16 E12													
UST=[YR=1996] W12 S24 E12 N24\$ N16\$ PTR=E15 BAS=[YR=1996] E24													
S5 DCK=[YR=1997] E5 S7 W5 N7\$ S35 W24 N20 DCK=[YR=1996] W4													
N16 E4 S16\$ N20\$ W15\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			104.00	390.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							