TIGER'S DEN LOT 2
CONTAINING 22.78 AC
OR 727 P 611 OR 962 P 194

CLIZBE PROPERTIES, LLC
1565 ALLIGATOR DRIVE
ALLIGATOR POINT, FL 32346

2024

00-00-004-384-06192-A02

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
MAP NUM	1	MKT AREA	04
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

TIGER HAMMOCK RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	183,900
TOTAL MARKET VALUE	82,078
SOH/AGL Deduction	0
ASSESSED VALUE	82,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,078
TOTAL JUST VALUE	183,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

2021 AG APP RECVD APPROVED

S/O FROM PRCL 06192-A01.

REQ

DEL & COMBINE WITH PRCL 06192-A01 PER OWNR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/0719	1/14/2022	WD	U	I	30	100
GRANTOR: CLIZBE KENNETH						
GRANTEE: CLIZBE PROPERTIES,						
1205/0468	4/23/2021	CR	U	I	11	100
GRANTOR: IJJASZ OSCAR TIRADO						
GRANTEE: CLIZBE 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	000004	C	VAC WAK RIVE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	21.78	AC		1.00	1.00	1.00	325.00	325.00	7,078							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 22.78 Total Land Value: 82,078 Market: 108,900 Agricultural: 7,078 Common: 75,000 PRINTED 05/06/2026 BY SYS