P-5-1-M-4 35.89 AC
A PARCEL IN S PART OF NE1/4
OF HS 7

MANN PHILLIP HANSON
8665 MISTY DAWN LN
TALLAHASSEE, FL 32305

2024

00-00-007-000-06297-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	12
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

WAKULLA BEACH RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/05/2018 RTJT
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	0
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	14,400
SOH/AGL Deduction	4,817
ASSESSED VALUE	9,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,583
TOTAL JUST VALUE	14,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,400

5YR CK NC FR

5 YR PRCL CH, N/C

ADD CHG PER USPS/FORM 3547

TC COA FORM - KRISTIN FREEMAN 509-7413

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0655/0566	5/08/2006	WD	Q	V		39,900

GRANTOR: JOHNSON BENJAMIN

GRANTEE: MANN PHILLIP HANSON

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	000000	C	VAC RES	0			0.00	0.00	1.44	AC		1.00	1.00	1.00	10,000.00	10,000.00	14,400							

REVIEW DATE 06/01/2023 BY FRLW Total Acres: 1.44 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 05/06/2026 BY SYS