WAKULLA RIVER ESTATES UNIT 1
BLOCK B LOTS 1 & 2
OR 21 P 188 OR 366 P 141-143

FORGOTTEN WATERS LLC
1696 VINEYARD WAY
TALLAHASSEE, FL 32317

2024

00-00-016-006-06359-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY

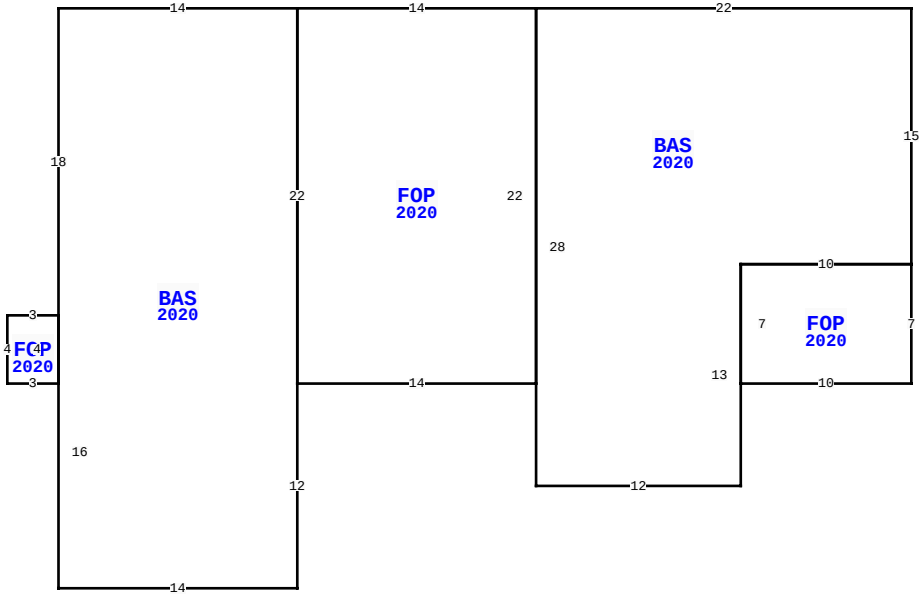
MAP NUM: 1 MKT AREA: 12
NEIGHBORHOOD/LOC: 6.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	476	100	2020	476	45,794
BAS	486	100	2020	486	46,755
FOP	12	30	2020	4	385
FOP	70	30	2020	21	2,021
FOP	308	30	2020	92	8,851
TOTALS	1,352			1,079	103,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,079	104.4000	99.18	107,015	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 962 HX Base Yr



7 STRATTON LN, CRAWFORDVILLE

BLD DATE	08/26/2020	RTJT	LGL DATE	08/26/2020	RTJT
XF DATE	08/26/2020	RTJT	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	103,805
TOTAL MARKET OB/XF VALUE	9,680
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	126,985
SOH/AGL Deduction	0
ASSESSED VALUE	126,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,985
TOTAL JUST VALUE	126,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,952

5 YR PRCL CK, PU NEW SFD & XFOB LN 1-7
5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001523	SFD-CO	0	12/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1074/0872	5/29/2018	WD	Q	V	05	9,000
GRANTOR: KNEECE WILLIAM						
GRANTEE: FORGOTTEN WATERS, L						
0367/0457	11/15/1999	WD	U	V		6,400
GRANTOR: KNEECE WILLIAM						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W22 FOP=[YR=2020] W14 S22 BAS=[YR=2020] N22 W14 S18 FOP=[YR=2020] W3 S4 E3 N4$ S16 E14 N12$ E14 N22 $ S28 E12 N13 FOP=[YR=2020] S7 E10 N7 W10$ E10 N15$.

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	0210	CONCRETE D	0	0	59	10	590.00	SF	6.00	6.00	100	2020	2020	3	89	3,151	
2	0210	CONCRETE D	0	0	70	10	700.00	SF	6.00	6.00	100	2020	2020	3	89	3,738	
3	0211	CONCRETE W	0	0	82	4	328.00	SF	6.00	6.00	100	2020	2020	3	89	1,752	
4	0211	CONCRETE W	0	0	11	4	44.00	SF	6.00	6.00	100	2020	2020	3	89	235	
5	0213	CONCRETE P	0	0	11	11	121.00	SF	6.00	6.00	100	2020	2020	3	100	726	
6	0770	PUMP HOUSE	0	0	4	4	16.00	SF	5.00	5.00	100	2020	2020	3	97	78	

LAND DESCRIPTION

TOTAL OB/XF 9,680

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	000100	C	SFR	0			80.00	95.00	1.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	6,750							
2	000100	C	SFR	0			55.00	95.00	1.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	6,750							

REVIEW DATE 08/26/2020 BY RTJT Total Acres: 0.29 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 04/29/2026 BY SYS