WAKULLA RIVER ESTATES UNIT 1
BLOCK B LOT 14 & 15
OR 67 P 433 & OR 73 P 187

UNIVERSAL MANAGEMENT SOLUTIONS
140 OLD TUNG GROVE RD
MONTICELLO, FL 32344

**2024**

**00-00-016-006-06369-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

53 STRATTON LN, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/25/2021 MMCT |
| 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 | 13,500 |
| TOTAL MARKET VALUE | 13,500 |
| SOH/AGL Deduction | 9,957 |
| ASSESSED VALUE | 3,543 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,543 |
| TOTAL JUST VALUE | 13,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 8,000 |

5 YR PRCL CK NC

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

PRMT 20061513 VOID PER BD;5 YR PRCL CK

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20061513 | SFD-VOID PER BD | 0 | 09/18/2006 |
| | | | |
| | | | |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0647/0510 | 3/24/2006 | WD | Q | V | 02 | 34,900 |
| GRANTOR: JAMES RANDALL | | | | | | |
| GRANTEE: UNIVERSAL MANAGEMEN | | | | | | |
| 0067/0214 | 1/01/1979 | WD | U | V | | 400 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | | 55.00 | 95.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 6,750.00 | 6,750.00 | 13,500 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/25/2021 BY MMCT Total Acres: 0.12 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 04/22/2026 BY SYS