

WAKULLA RIVER ESTATES UNIT 1
 BLOCK B LOT 45
 OR 6 P 841 & OR 72 P 323

FORGOTTEN WATERS LLC
 1696 VINEYARD WAY
 TALLAHASSEE, FL 32317

2024

00-00-016-006-06398-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 6,750 TOTAL MARKET VALUE 6,750 SOH/AGL Deduction 4,333 ASSESSED VALUE 2,417 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,417 TOTAL JUST VALUE 6,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 4,000																																																										
																				5 YR PRCL CK NC FR 5 YR PRCL CK, N/C DC OR 1074 P 869 DELORISS FORT 5 YR PRCL CH, N/C																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1074/0870</td> <td>5/29/2018</td> <td>WD</td> <td>Q</td> <td>V</td> <td>05</td> <td>5,200</td> </tr> <tr> <td colspan="7">GRANTOR: CARTER CLYDE SR</td> </tr> <tr> <td colspan="7">GRANTEE: FORGOTTEN WATERS LL</td> </tr> <tr> <td>0772/0298</td> <td>9/17/2008</td> <td>TD</td> <td>Q</td> <td>V</td> <td>01</td> <td>1,400</td> </tr> <tr> <td colspan="7">GRANTOR: CLERK OF COURT TAX DE</td> </tr> <tr> <td colspan="7">GRANTEE: CARTER CLYDE SR. &</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1074/0870	5/29/2018	WD	Q	V	05	5,200	GRANTOR: CARTER CLYDE SR							GRANTEE: FORGOTTEN WATERS LL							0772/0298	9/17/2008	TD	Q	V	01	1,400	GRANTOR: CLERK OF COURT TAX DE							GRANTEE: CARTER CLYDE SR. &						
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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																																																														
										TOTAL OB/XF 0																																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	6,750																																																													
REVIEW DATE 11/28/2022 BY FRLA Total Acres: 0.12 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 04/22/2026 BY SYS																																																																														