WAKULLA RIVER ESTATES UNIT 1
BLOCK B LOT 48
OR 16 P 656 OR 213 P 822

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

2024

00-00-016-006-06401-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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

OWL LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/15/2020 JB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,750
TOTAL MARKET VALUE	6,750
SOH/AGL Deduction	4,979
ASSESSED VALUE	1,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,771
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
5 YR PRCL CH, N/C
TRIM RETURNED INSUFFICIENT ADDRESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0647/0511	1/25/2006	WD	Q	V	02	25,000
GRANTOR: MILLER DIAN L & LABAD						
GRANTEE: UNIVERSAL MANAGEMEN						
0604/0566	7/05/2005	WD	Q	V	02	16,000
GRANTOR: CARRUBA						
GRANTEE: MILLER/LABADIE						

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			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 06/24/2026 BY SYS