WAKULLA RIVER ESTATES UNIT 1
BLOCK B LOT 58
OR 25 P 374 & OR 95 P 510

LAWHON JEANNIE C.
PO BOX 751
WOODVILLE, FL 32362

**2024**

**00-00-016-006-06409-000**

## 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
CHG ADDRESS PER WAKULLA TRIM NCOA REPORT
5 YR PRCL CH, N/C

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0759/0555 | 6/30/2008 | WD | Q | V | 03 | 8,000 |
| GRANTOR: WAKULLA BANK | | | | | | |
| GRANTEE: LAWHON JEANNIE C. | | | | | | |
| 0750/0025 | 3/10/2008 | WD | Q | V | 02 | 22,000 |
| GRANTOR: PATERNA CHRIS & DEANN | | | | | | |
| GRANTEE: WAKULLA BANK | | | | | | |

### 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 04/22/2026 BY SYS