

WAKULLA RIVER ESTATES UNIT 1
 BLOCK C LOT 1 OR 18 P 23
 OR 73 P 942 OR 761 P 107

ALLEN ALBERTO S/NEGION CARMEN ETAL
 2650 MUNICIPAL WAY
 TALLAHASSEE, FL 32304

2024

00-00-016-006-06412-000



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 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 2024 TRIM RTS; UTF 2023 TRIM RETURNED UTF 5 YR PRCL CK NC FR 2022 TRIM RETURNED TO SENDER - UTF											
DOR CODE		0000 VACANT RESIDENTIAL																		PERMIT NUM				DESCRIPTION				AMT		ISSUED			
MAP NUM		1		MKT AREA						12																							
NEIGHBORHOOD/LOC		6.00		1.00/																SALES DATA													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
																				1070/0349	4/19/2018	QC U	V	30	0								
TOTALS																				GRANTOR: NEGION CARMEN													
EXTRA FEATURES		OWL LN, CRAWFORDVILLE																		GRANTOR: ALLEN ALBERTO S & C													
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	GRANTOR: BRISTOL INDUSTRIES LL																
																	GRANTEE: NEGION CARMEN M & P																
																	BUILDING NOTES																
																	BUILDING DIMENSIONS																
																	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	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			80.00	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: 0.17 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 06/24/2026 BY SYS																																	