WAKULLA RIVER ESTATES UNIT 1
BLOCK C LOT 9 OR 1236 P 302
OR 1236 P 302

VIPER HOLDINGS, INC
PO BOX 49
WOODVILLE, FL 32362

2024

00-00-016-006-06416-009

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

, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/23/2021 PB
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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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	2,350
ASSESSED VALUE	4,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,400
TOTAL JUST VALUE	6,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,000

5YR PRCL CK NC

PER DEED OR 1236 P 302

NEW PRCL LOT 9 S/O FROM 006-06416-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/0302	6/26/2021	WD	Q	V	05	10,000

GRANTOR: KIRTON K STRATTON, PE

GRANTEE: VIPER HOLDINGS, INC

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 04/11/2021 BY GEJS Total Acres: 0.12 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 06/24/2026 BY SYS