WAKULLA RIVER ESTATES LOT 28
& NE 1/2 OF 27 BLK C
OR 572 P 895 OR 635 P 892

GRAHAM JULIAN
3050 MISSION RD
TALLAHASSEE, FL 32303

**2024**

**00-00-016-006-06425-028**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 10,125 |
| TOTAL MARKET VALUE | 10,125 |
| SOH/AGL Deduction | 7,466 |
| ASSESSED VALUE | 2,659 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,659 |
| TOTAL JUST VALUE | 10,125 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 6,000 |

5 YR PRCL CK NC FR

2020 TRIM RETURNED UTF

5 YR PRCL CK, N/C

TC COA FORM

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0853/0699 | 6/01/2011 | WD | U | V | 12 | 3,000 |
| GRANTOR: CAPITAL CITY BANK | | | | | | |
| GRANTEE: GRAHAM JULIAN | | | | | | |
| 0829/0661 | 7/07/2010 | CT | U | V | 18 | 100 |
| GRANTOR: BEAM CONSTRUCTION & D | | | | | | |
| GRANTEE: CAPITAL CITY 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | | 0.00 | 0.00 | 1.50 | LT | | 1.00 | 1.00 | 1.00 | 6,750.00 | 6,750.00 | 10,125 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 11/29/2022 BY FRLA Total Acres: 0.00 Total Land Value: 10,125 Market: 0 Agricultural: 0 Common: 10,125 PRINTED 06/24/2026 BY SYS