

WAKULLA RIVER ESTATES UNIT 1
 BLK D LOTS 5 & 6 OR 607 P 412
 OR 703 P 131

38 MAGIC PROPERTIES
 859 JEFFERY ST
 BOCA RATON, FL 33487

2024

00-00-016-006-06456-005

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 13,500 TOTAL MARKET VALUE 13,500 SOH/AGL Deduction 9,957 ASSESSED VALUE 3,543 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,543 TOTAL JUST VALUE 13,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 8,000 2024 TRIM RTS- UTF 2023 TRIM RTND, 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/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA																
																OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE						
																0703/0131		3/13/2007		WD Q		V				15,000						
															GRANTOR: DAVELLA MARK																	
															GRANTEE: 38 MAGIC PROPERTIES																	
																0607/0412		7/22/2005		WD Q		V				19,000						
															GRANTOR: EDDINGER THOMAS P																	
															GRANTEE: DAVELLA MARK																	
TOTALS																									BLD DATE				LGL DATE			
EXTRA FEATURES															NOLES LN, CRAWFORDVILLE										XF DATE				LAND DATE			
																									INC DATE				AG DATE			
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																	
															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			0.00	0.00	2.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	13,500															
REVIEW DATE 11/28/2022 BY FRLA Total Acres: 0.00 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 04/22/2026 BY SYS																																