

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		STANDARD							
																		Tax Group: 3		Tax Dist:							
																		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																											
PERMIT NUM				DESCRIPTION				AMT				ISSUED															
SALES DATA																											
OFF RECORD Number				DATE				TYPE INST		Q / V / I / V		RSN CD		SALE PRICE													
0703/0131				3/13/2007				WD Q		Q V				15,000													
GRANTOR: DAVELLA MARK																											
GRANTEE: 38 MAGIC PROPERTIES																											
0607/0412				7/22/2005				WD Q		Q V				19,000													
GRANTOR: EDDINGER THOMAS P																											
GRANTEE: DAVELLA MARK																											
BUILDING NOTES																											
BUILDING DIMENSIONS																											
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											
LAND DESCRIPTION																	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 06/24/2026 BY SYS																											