WAKULLA RIVER ESTATES UNIT 1
BLOCK D LOTS 45 & 46
OR 867 P 759

DIXON STEFAN W
3404 MERRIMACK
TALLAHASSEE, FL 32312

2024

00-00-016-006-06456-006

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

COASTAL HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/15/2020 JB
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	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

IT AK 5 YR PRCL CK NC

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

LOTS 45 & 46 S/O FROM PARCEL 06456-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0984/0592	11/04/2015	QC	U	V	11	100
GRANTOR: ST. CLAIR JAMES N SR						
GRANTEE: DIXON STEFAN W						
0867/0759	12/08/2011	WD	U	V	12	4,600
GRANTOR: AMERIS BANK						
GRANTEE: ST. CLAIR JAMES						

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			0.00	0.00	2.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	13,500							

REVIEW DATE 01/08/2022 BY ITAK Total Acres: 0.33 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 06/24/2026 BY SYS