

WAKULLA RIVER ESTATES UNIT 1
 BLOCK E LOT 15
 OR 25 P 307 OR 482 P 633

SNOWMAN HOLDING LLC
 1700 N MONROE ST STE 19
 TALLAHASSEE, FL 32303

2024

00-00-016-006-06503-000


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 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 COA PER NCOA REPORT 5 YR CK, VCNT PRCL 5 YR PRCL CK NC FR 2022 TRIM RETURNED TO SNDR - UTF PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD INST Q V RSN SALE Number DATE U I / I / CD PRICE 1370/0519 7/26/2024 WD Q V 01 6,500 GRANTOR: NOREN DAVID GRANTEE: SNOWMAN HOLDING LLC 1260/0147 4/07/2022 WD Q V 01 4,000 GRANTOR: KENNETH MYRON KIRTON GRANTEE: NOREN DAVID & ANDRE BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE		0000 VACANT RESIDENTIAL								TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 02/15/2020 JB											
MAP NUM		1		MKT AREA						12		EXTRA FEATURES										FIG TREE LN, CRAWFORDVILLE									
NEIGHBORHOOD/LOC		6.00		1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
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			52.00	100.00	1.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	6,750														
REVIEW DATE 12/01/2022 BY FRLA Total Acres: 0.12 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 04/08/2026 BY SYS																															