

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												
																						STANDARD												
																				VALUATION BY					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														
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																																		
EXTRA FEATURES										FIG TREE LN, CRAWFORDVILLE																								
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	DPHT 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 06/17/2026 BY SYS																																		