

WAKULLA RIVER ESTATES UNIT 1
 BLOCK UNLETTERED LOT 20
 OR 49 P 855 & OR 618 P 554

OGUNSEMI JOKO/OGUNSEMI DAISI
 1210 SHEARWATER LN
 GARLAND, TX 75043

2024

00-00-016-006-06521-000


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 4,979 ASSESSED VALUE 1,771 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,771 TOTAL JUST VALUE 6,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 4,000 5 YR PRCL CK NC FR 5 YR PRCL CK, N/C TC COA FORM W/FWD INFO FROM USPO 5 YR PRCL CH, N/C									
DOR CODE		0000 VACANT RESIDENTIAL																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0628/0063 8/26/2005 WD Q V CD 13,500 GRANTOR: CHRISTIE NICOLETTE GRANTEE: OGUNSEMI JOKO & DAI 0618/0554 8/22/2005 WD Q V CD 10,000 GRANTOR: HIGHSMITH GRANTEE: CHRISTIE											
MAP NUM		1		MKT AREA						12												BUILDING NOTES BUILDING DIMENSIONS									
NEIGHBORHOOD/LOC		6.00		1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										STRATTON LN, CRAWFORDVILLE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 02/15/2020 JB											
EXTRA FEATURES																															
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			55.00	95.00	1.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	6,750														
REVIEW DATE 11/29/2022 BY FRLA Total Acres: 0.12 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 04/08/2026 BY SYS																															