

WAKULLA RIVER ESTATES UNIT 1  
 UNLETTERED BLOCK LOT 30  
 OR 52 P 56 OR 55 P 322

MENASCO RICHARD WADE  
 5874 HALLECK COURT  
 TALLAHASSEE, FL 32312

**2024**

00-00-016-006-06528-000  


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 4,333 ASSESSED VALUE 2,417 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,417 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 5 YR PRCL CH, N/C 5 YR PRCL CK, N/C PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1083/0735 8/01/2018 QC U V 11 100 GRANTOR: VINSON SUSAN LYNN GRANTEE: MENASCO RICHARD WAD 1083/0733 8/01/2018 TR U V 11 100 GRANTOR: VINSON SUSAN LYNN AS GRANTEE: MENASCO RICHARD WAD 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										STRATTON 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			80.00	95.00	1.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	6,750														