

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												
																						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										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														
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										STRATTON LN, CRAWFORDVILLE																								
										BLD DATE					LGL DATE																			
										XF DATE					LAND DATE																			
										INC DATE					AG DATE																			
															02/15/2020 JB																			
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																	
REVIEW DATE 11/29/2022 BY FRLA Total Acres: 0.17 Total Land Value: 6,750 Market: 0 Agricultural: 0 Common: 6,750 PRINTED 04/08/2026 BY SYS																																		