WAKULLA GARDENS UNIT 2
BLOCK 1 LOT 5 OR 24 P 554
OR 691 P 807 OR 830 P 602

AAVL INVESTMENTS LLC
3008 WINDY HILL LN
TALLAHASSEE, FL 32308

2024

00-00-034-009-08129-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	9.00	1.25/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MOHAVE RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/07/2009 JBHC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	8,000
SOH/AGL Deduction	0
ASSESSED VALUE	8,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,000
TOTAL JUST VALUE	8,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,000

COA PER NCOA REPORT - BUSINESS MOVE
COA PER RETURNED 2021 TRIM
5 YR PRCL CK, N/C
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0114	12/16/2022	WD	Q	I	05	205,000
GRANTOR: GRAY ROBERT J & JAMIE						
GRANTEE: AAVL INESTMENTS, LL						
1142/0820	3/10/2020	QC	U	V	11	1,000
GRANTOR: LASTER JUDY M						
GRANTEE: GRAY JAMIE L						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			50.00	120.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 08/23/2019 BY RTLC Total Acres: 0.14 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 04/22/2026 BY SYS