WAKULLA GARDENS UNIT 2
BLOCK 6 LOT 46
OR 5 P 388 & OR 55 P 330

NIX KODIE L
119 CATAWBA TRL
CRAWFORDVILLE, FL 32327

2024

00-00-034-009-08395-000

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

PUEBLO TRL, 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	2,676
ASSESSED VALUE	5,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,324
TOTAL JUST VALUE	8,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,000

5 YR PRCL CK, N/C
ADD CHG PER USPS FORM 3547
5 YR PRCL CH, N/C
ADD STREET NAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0070	6/21/2024	QC	U	V	11	100
GRANTOR: NIX JAMES R						
GRANTEE: NIX KODIE L						
1152/0066	5/12/2020	WD	U	V	11	100
GRANTOR: MILLER RANDY J & TIFF						
GRANTEE: NIX KODIE L & JAMES						

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	100.00	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: 0.11 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 04/22/2026 BY SYS