WAKULLA GARDENS UNIT 2
BLOCK 9 LOT 17
OR 24 P 402  OR 431 P 241

MATSAKIS JESSICA
123 WINDSOR AVE
HADDONFIELD, NJ 08033

**2024**

**00-00-034-009-08563-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

CHINOOK TRL, CRAWFORDVILLE

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

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 4,000 |
| TOTAL MARKET VALUE | 4,000 |
| SOH/AGL Deduction | 2,536 |
| ASSESSED VALUE | 1,464 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,464 |
| TOTAL JUST VALUE | 4,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 5,000 |

COA PER TCO
5 YR PRCL CH, N/C
NOTE W/COA FROM JESSICA
5 YR PRCL CH, N/C

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0841/0335 | 11/30/2010 | QC | U | V | 11 | 100 |
| GRANTOR: MATSAKIS DEBRA A | | | | | | |
| GRANTEE: MATSAKIS JESSICA | | | | | | |
| 0752/0346 | 4/21/2008 | QC | Q | V | 01 | 100 |
| GRANTOR: MATSAKIS DEBRA A | | | | | | |
| GRANTEE: MATSAKIS DEBRA & JE | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 108.00 | 1.00 | LT | | 1.00 | 1.00 | 0.50 | 8,000.00 | 4,000.00 | 4,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 12/16/2019 BY RTAK Total Acres: 0.12 Total Land Value: 4,000 Market: 0 Agricultural: 0 Common: 4,000 PRINTED 06/24/2026 BY SYS