

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						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		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															
DOR CODE		0000 VACANT RESIDENTIAL														PERMIT NUM		DESCRIPTION		AMT		ISSUED										
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																											
																	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															
TOTALS						CHINOOK TRL, CRAWFORDVILLE										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE						
																						03/07/2009		JBHC								
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														
																	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	DPHT 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													
REVIEW DATE 12/16/2019 BY RTAK Total Acres: 0.12 Total Land Value: 4,000 Market: 0 Agricultural: 0 Common: 4,000 PRINTED 04/01/2026 BY SYS																																