WAKULLA GARDENS UNIT 2
BLOCK 9 LOT 23
OR 5 P 810

COMIAN XI TAX LIEN FUND LLC
700 ROUTE 130 NORTH STE 101
CINNAMISON, NJ 08077

**2024**

**00-00-034-009-08567-000**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

BLACKFOOT RD, 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 | 80 |
| TOTAL MARKET VALUE | 80 |
| SOH/AGL Deduction | 51 |
| ASSESSED VALUE | 29 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 29 |
| TOTAL JUST VALUE | 80 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 100 |

5 YR PRCK CK, N/C
RECORDING CERTIFICATES IN WAK COC.
DAUGHTER OF DECEASED. 972-679-7172. WILL BE
COA PER DAUGHTER ANGELA WRIGHT, DAUGHTER OF

| 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 |
|---|---|---|---|---|---|---|
| 1095/0643 | 12/12/2018 | TD | U | V | 11 | 1,100 |
| GRANTOR: WAKULLA COUNTY CLERK | | | | | | |
| GRANTEE: COMIAN TAX LIEN FUN | | | | | | |
| 0687/0651 | 12/06/2006 | WD | Q | V | 01 | 100 |
| GRANTOR: SMITH BILLIE ADKINS | | | | | | |
| GRANTEE: SMITH WILLIAM T. & | | | | | | |

## 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 | 135.00 | 1.00 | LT | | 1.00 | 1.00 | 0.01 | 8,000.00 | 80.00 | 80 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 09/12/2019 BY RTLC Total Acres: 0.15 Total Land Value: 80 Market: 0 Agricultural: 0 Common: 80 PRINTED 04/01/2026 BY SYS