

WAKULLA GARDENS
 BLOCK 4 LOT 51
 OR 45 P 321

EDWARDS FRANK KENNETH JR
 2937 WEST WOLF VALLEY RD
 CLINTON, TN 37716-6111

2024

00-00-035-008-06729-000



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 7,000 TOTAL MARKET VALUE 7,000 SOH/AGL Deduction 4,072 ASSESSED VALUE 2,928 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,928 TOTAL JUST VALUE 7,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 7,000 COA PER TCO 5 YR PRCL CK, N/C 5 YR PRCL CK, N/C ADD STREET NAME PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / I / CD PRICE BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE		0000		VACANT RESIDENTIAL																					
MAP NUM		4		MKT AREA		10																			
NEIGHBORHOOD/LOC		8.00		1.25/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
TOTALS						BROKEN BOW TRL, CRAWFORDVILLE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/19/2018 RTLC									
EXTRA FEATURES																									
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										
LAND DESCRIPTION																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			62.00	84.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000								
REVIEW DATE 12/03/2019 BY RTLC Total Acres: 0.12 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 04/01/2026 BY SYS																									