

WAKULLA GARDENS
 BLOCK 6 LOT 44
 OR 7 P 669 OR 566 P 248

AUDETTE MICHAEL
 7181 THOMASVILLE RD
 TALLAHASSEE, FL 32312

2024

00-00-035-008-06857-000



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 3,500 TOTAL MARKET VALUE 3,500 SOH/AGL Deduction 0 ASSESSED VALUE 3,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,500 TOTAL JUST VALUE 3,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 7,000 COC R220171 CORRECT OWNER 5 YR PRCL CK, N/C 5 YR PRCL CK, N/C ADD STREET NAME PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q V RSN SALE PRICE 1317/0313 6/14/2023 WD Q V 01 9,000 GRANTOR: WILDE NICHOLAS GRANTEE: AUDETTE MICHAEL 1252/0790 2/22/2022 WD Q V 05 27,500 GRANTOR: T.J. BOZEMAN FARMS LL GRANTEE: WILDE NICHOLAS BUILDING NOTES BUILDING DIMENSIONS										
DOR CODE 0000 VACANT RESIDENTIAL			TOTALS													COMANCHE TRL, CRAWFORDVILLE									
MAP NUM 4 MKT AREA 10			BLD DATE 01/11/2019 RTTP LGL DATE 03/19/2018 RTTP													XF DATE INC DATE									
NEIGHBORHOOD/LOC 8.00 1.25/			ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				

LAND DESCRIPTION										TOTAL OB/XF														
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	100.00	1.00	LT		1.00	1.00	0.50	7,000.00	3,500.00	3,500							