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

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COMANCHE TRL, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	01/11/2019 RTTP	LAND DATE	03/19/2018 RTTP
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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 / U	V / I	RSN CD	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

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

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	100.00	1.00	LT		1.00	1.00	0.50	7,000.00	3,500.00	3,500							

REVIEW DATE 01/11/2019 BY RTTP Total Acres: 0.11 Total Land Value: 3,500 Market: 0 Agricultural: 0 Common: 3,500 PRINTED 04/22/2026 BY SYS