WAKULLA GARDENS
BLOCK 14 LOTS 31 & 32
OR 48 P 68

PRECIS OF TALLAHASSEE, LLC
P O BOX 21
TALLAHASSEE, FL 32302

2024

00-00-035-008-07248-000

WAKULLA COUNTY PROPERTY

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

CHIPPEWA RD, CRAWFORDVILLE

BLD DATE	03/25/2019	RTTP	LGL DATE	03/19/2018 RTTP
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	14,000
SOH/AGL Deduction	0
ASSESSED VALUE	14,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,000
TOTAL JUST VALUE	14,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,000

2023 TRIM RETURNED COA

COA

COA PER ACCURINT C/O SHAWN VARNEY

2020 TRIM RETURNED UTF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/0885	11/20/2023	WD	Q	V	05	30,000
GRANTOR: VARNEY SHAWN						
GRANTEE: PRECIS OF TALLAHASS						
0619/0602	9/30/2005	WD	Q	V	02	39,000
GRANTOR: ROPPOCCIO RONALD AND						
GRANTEE: VARNEY SHAWN LTS						

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	1.00	7,000.00	7,000.00	7,000							
2	000000	C	VAC RES	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 03/25/2019 BY RTTP Total Acres: 0.23 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 04/08/2026 BY SYS