

WAKULLA GARDENS  
 BLK 26 LOT 27  
 OR 3 P 281 & OR 107 P 674

BANIAHMAD FARIBA  
 2413 BASS BAY DR  
 TALLAHASSEE, FL 32312

2024

00-00-035-008-08072-000



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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 7,000 <b>TOTAL MARKET VALUE</b> 7,000 <b>SOH/AGL Deduction</b> 4,072 <b>ASSESSED VALUE</b> 2,928 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 2,928 <b>TOTAL JUST VALUE</b> 7,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 7,000 5 YR CK, VCNT PRCL. 5 YEAR PARCEL CHECK N/C 5 YR PRCL CH, N/C <b>ADD STREET NAME</b>											
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																															
EXTRA FEATURES										IROQUOIS RD, CRAWFORDVILLE																					
										BLD DATE		11/26/2018		RTTP		LGL DATE		03/19/2018		RTTP											
										XF DATE						LAND DATE															
										INC DATE						AG DATE															
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															
																	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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000														
REVIEW DATE 01/08/2022 BY ITLA Total Acres: 0.11 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 04/22/2026 BY SYS																															

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0863/0645	9/29/2011	QC	U	V	11	4,000			
GRANTOR: FARZANEH NASSER POUR									
GRANTEE: BANIAHMAD FARIBA									
0577/0484	1/31/2005	WD	Q	V		2,500			
GRANTOR: VICE									
GRANTEE: BANIAHMAD / FARZANE									

BUILDING NOTES									

BUILDING DIMENSIONS									