WAKULLA GARDENS UNIT 3
BLOCK 17 LOTS 38 & 39
OR 8 P 692  OR 1223 P 280

CHRISTENBURY LARRY BENSON/CHRISTENBURY ANTHEA
4920 SOUTH SEDALIA WAY
AURORA, CO 80015

**2024**

**00-00-043-010-08741-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| MAP NUM | 4 | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 10.00 | 1.20/ | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

NASKAPI ST, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 01/03/2018 JBHC |
| 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 | 15,300 |
| TOTAL MARKET VALUE | 15,300 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 15,300 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 15,300 |
| TOTAL JUST VALUE | 15,300 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 16,000 |

5 YR PRCL CK NC FR
ON 12/29/21 USING FORM FROM WAK TAX COLLECTOR
COA PER ADDR CHANGE NOTICE COMPLETED BY OWNER
5 YR PRCL CK, N/C

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1287/0837 | 10/04/2022 | QC | U | V | 11 | 100 |
| GRANTOR: CHRISTENBURY LARRY BE | | | | | | |
| GRANTEE: CHRISTENBURY LARRY | | | | | | |
| 1223/0280 | 3/05/2021 | LD | U | V | 11 | 100 |
| GRANTOR: CHRISTENBURY LARRY B | | | | | | |
| GRANTEE: CHRISTENBURY LARRY | | | | | | |

## 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 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 7,650.00 | 7,650.00 | 15,300 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 10/18/2022 BY FRLW Total Acres: 0.33 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 06/17/2026 BY SYS