WAKULLA GARDENS UNIT 3
BLOCK 37 LOT 9
OR 14 P 574 OR 208 P 624

SOSAN ABIODUN NIGEL
10262 BUENA VENTURA DR
BOCA RATON, FL 33498

2024

00-00-043-010-09319-000

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

ARIKARA DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/03/2018 JBHC
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,650
TOTAL MARKET VALUE	7,650
SOH/AGL Deduction	5,893
ASSESSED VALUE	1,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,757
TOTAL JUST VALUE	7,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,000

5YR CK NC FR

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

5 YEAR PARCEL CHECK N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0868/0501	12/05/2011	QC	U	V	11	14,000
GRANTOR: ALPHA ATILLA,INC.						
GRANTEE: SOSAN ABIODUN NIGEL						
0605/0252	6/17/2005	WD	Q	V	03	14,000
GRANTOR: CHRISTIE						
GRANTEE: ALPHA ATILLA,INC.						

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	7,650.00	7,650.00	7,650							

REVIEW DATE 03/02/2023 BY FRLW Total Acres: 0.11 Total Land Value: 7,650 Market: 0 Agricultural: 0 Common: 7,650 PRINTED 04/29/2026 BY SYS