

LOT 44 HS P-5-M-11
 NE 1/4 & ALL OF NW 1/4 E OF
 TALLAHASSEE & SHELL POINT ROAD

FRAGALE BENJAMIN
 2111 E RANDOLPH CIR
 TALLAHASSEE, FL 32308

2024

00-00-044-000-09816-000



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																																																																																																			
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 298,375 TOTAL MARKET VALUE 37,585 SOH/AGL Deduction 0 ASSESSED VALUE 37,585 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 37,585 TOTAL JUST VALUE 298,375 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 0																																																																																																					
																				2023 AG APP RECVD APPRVD CORRECT LAND LINE DESC 5 YR PRCL CH, N/C 2021 AG REMOVED																																																																																																					
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																																																						
																				<table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> <th>SALE PRICE</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>V I</th> <th>RSN CD</th> <th colspan="3"> </th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0918/0470</td> <td>8/09/2013</td> <td>WD U</td> <td>U</td> <td>V</td> <td>V</td> <td>12</td> <td colspan="3"> </td> <td>200,000</td> </tr> <tr> <td colspan="11">GRANTOR: FARM CREDIT OF NORTH</td> <td> </td> </tr> <tr> <td colspan="11">GRANTEE: FRAGALE BENJAMIN</td> <td> </td> </tr> <tr> <td>0875/0721</td> <td>3/27/2012</td> <td>WD U</td> <td>U</td> <td>V</td> <td>V</td> <td>12</td> <td colspan="3"> </td> <td>404,900</td> </tr> <tr> <td colspan="11">GRANTOR: G & A LLOYD LLC, NO 1</td> <td> </td> </tr> <tr> <td colspan="11">GRANTEE: FARM CREDIT OF NORT</td> <td> </td> </tr> </tbody> </table>										SALES DATA										SALE PRICE	OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD				SALE PRICE	0918/0470	8/09/2013	WD U	U	V	V	12				200,000	GRANTOR: FARM CREDIT OF NORTH												GRANTEE: FRAGALE BENJAMIN												0875/0721	3/27/2012	WD U	U	V	V	12				404,900	GRANTOR: G & A LLOYD LLC, NO 1												GRANTEE: FARM CREDIT OF NORT											
SALES DATA										SALE PRICE																																																																																																															
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD				SALE PRICE																																																																																																															
0918/0470	8/09/2013	WD U	U	V	V	12				200,000																																																																																																															
GRANTOR: FARM CREDIT OF NORTH																																																																																																																									
GRANTEE: FRAGALE BENJAMIN																																																																																																																									
0875/0721	3/27/2012	WD U	U	V	V	12				404,900																																																																																																															
GRANTOR: G & A LLOYD LLC, NO 1																																																																																																																									
GRANTEE: FARM CREDIT OF NORT																																																																																																																									
TOTALS										SPRING CREEK HWY, CRAWFORDVILLE										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td>09/17/2021</td> <td> </td> <td> </td> <td>09/17/2021</td> <td> </td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE		09/17/2021			09/17/2021																																																																																	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																																																																				
	09/17/2021			09/17/2021																																																																																																																					
EXTRA FEATURES																																																																																																																									
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																																																																																																									
LAND DESCRIPTION										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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																	
1	005400	A	TIMBER 1 PLA	0			0.00	0.00	114.00	AC		1.00	1.00	1.00	325.00	325.00	37,050																																																																																																								
2	005996	A	AG WETLAND	0			0.00	0.00	5.35	AC		1.00	1.00	1.00	100.00	100.00	535																																																																																																								
REVIEW DATE 09/17/2021 BY MMJS Total Acres: 119.35 Total Land Value: 37,585 Market: 298,375 Agricultural: 37,585 Common: 0 PRINTED 06/24/2026 BY SYS																																																																																																																									