

LOT 45 HS P-15-2-M-12
 LYING IN NE 1/4 OF LOT 45 HS
 DB 26 P 156 & OR 88 P 340

BRADWELL SIMMIE
 1715 RIVERBIRCH HOLLOW
 TALLAHASSEE, FL 32308

2024

00-00-045-000-09845-002



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 12,500 TOTAL MARKET VALUE 12,500 SOH/AGL Deduction 5,845 ASSESSED VALUE 6,655 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,655 TOTAL JUST VALUE 12,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 10,000 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C ADDRESS CHANGE PER OWNER 5 YR PRCL CH, N/C											
DOR CODE		0000 VACANT RESIDENTIAL																													
MAP NUM		4		MKT AREA		08																									
NEIGHBORHOOD/LOC		000 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE 10/07/2008 FRSR INC DATE LGL DATE LAND DATE 05/16/2019 FRSR AG DATE											
EXTRA FEATURES																				BROWN-DONALDSON RD, CRAWFORDVILLE											
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	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			0.00	0.00	1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500														
REVIEW DATE 05/16/2019 BY FRSR Total Acres: 1.00 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 05/06/2026 BY SYS																															

SALES DATA										
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE			
0088/0340	3/01/1982	WD	U	V	V		100			
GRANTOR:										
GRANTEE:										

BUILDING NOTES									
BUILDING DIMENSIONS									