WAKULLA RANCHETTES SUB
PART OF LOTS 31-33
OR 116 P 712

SCENIC FLORIDA RV LAND, LLC
1531 S CENTRAL AVE
FLAGLER BEACH, FL 32136

2024

00-00-050-191-09892-A31

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2820	RV PARK/CAMPGROUND	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COASTAL HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	09/17/2021 FRFR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	545,650
TOTAL MARKET VALUE	545,650
SOH/AGL Deduction	0
ASSESSED VALUE	545,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	545,650
TOTAL JUST VALUE	545,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,650

NEW ACREAGE 15.59 AC M/L
BDNRY ADJ W/ 09892-B33 & -A32
OR 1312 P 683 BNDRY ADJ
2022 AG REMOVED NO RETURN CARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0222	10/19/2022	WD	Q	V	05	775,000
GRANTOR: SHELL POINT COMMERCIA						
GRANTEE: SCENIC FLORIDA RV L						
1254/0979	3/01/2022	WD	Q	V	01	199,500
GRANTOR: GAUPIN WILLIAM T & TH						
GRANTEE: SHELL POINT COMMERC						

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	002820	C	RV PARK	0		CTTP	0.00	0.00	15.59	AC		1.00	1.00	1.00	35,000.00	35,000.00	545,650							

REVIEW DATE 09/17/2021 BY FRFR Total Acres: 15.59 Total Land Value: 545,650 Market: 0 Agricultural: 0 Common: 545,650 PRINTED 05/13/2026 BY SYS