WAKULLA HEIGHTS UNIT 2
LOT 15
OR 33 P 763 OR 112 P.181

PONDEROSA LAND VENTURES LLC
P O BOX 601
ST MARKS, FL 32355

2024

00-00-054-081-09927-015

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	3	MKT AREA	10
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

23 LEE ST, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/28/2018 FRSR
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	15,000
SOH/AGL Deduction	10,608
ASSESSED VALUE	4,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,392
TOTAL JUST VALUE	15,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,000

PER BUSN OWNR BY PHONE, MARK PRICE, MAIL ADDR UPDA
5 YR CK, N/C, IT 01-08-22
5YR CK NC FR
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1359/0265	5/17/2024	WD	Q	V	05	35,000
GRANTOR: SERENE HORIZONS, LLC						
GRANTEE: PONDEROSA LAND VENT						
1349/0896	3/06/2024	TD	U	V	11	5,000
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: SERENE HORIZONS, LL						

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			75.00	149.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 03/27/2024 BY DC Total Acres: 0.26 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 04/01/2026 BY SYS