LOT 73 HS & 3.31 AC IN HS 72
P-4-M-20-D S 1/2 LESS 80 AC
OFF W END DB 55 P 89

SHADEVILLE OF WAKULLA COUNTY LLC
4004 NORTON LN SUITE 202
TALLAHASSEE, FL 32308

2024

00-00-073-000-10188-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

SHADEVILLE RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/28/2015 MMSR
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	962,250
TOTAL MARKET VALUE	962,250
SOH/AGL Deduction	256,600
ASSESSED VALUE	705,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	705,650
TOTAL JUST VALUE	962,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	641,500

5 YR PRCL CK, N/C
S/O 43.35 AC TO NEW SUB #435
PB 6 P 49 WESLEY PARK PHASE I
5-YR PRCL CHECK, NO CHANGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1356/0373	4/03/2024	WD	P	V	98	0
GRANTOR: HOFFMAN NORRIS W						
GRANTEE: NORRIS WHEELER HOFF						
1229/0345	8/17/2021	CD	U	V	11	100
GRANTOR: HOFFMAN NORRIS W						
GRANTEE: SHADEVILLE OF WAKUL						

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	000190	C	DEVELOPER	0		LDR	0.00	0.00	64.15	AC		1.00	1.00	1.00	15,000.00	15,000.00	962,250							

REVIEW DATE 04/28/2024 BY Nwatts Total Acres: 64.15 Total Land Value: 962,250 Market: 0 Agricultural: 0 Common: 962,250 PRINTED 09/17/2025 BY SYS