P-18-3-M-20A
.65 AC M/L IN THE SW CORNER OF
HS 74 & BEING ON SOUTH SIDE OF

TALQUIN WATER & WASTEWATER INC
1640 JEFFERSON
QUINCY, FL 32351

**2024**

00-00-074-000-10223-003

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 9120 | WATERWORKS | |
| MAP NUM | 2 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

828 WAKULLA ARRAN RD, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 02/04/2021 | FRAK | LGL DATE | 02/04/2021 | FRAK |
| XF DATE | | | LAND DATE | | |
| INC DATE | | | AG DATE | | |

## WAKULLA COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 17,734 |
| TOTAL LAND VALUE - MARKET | | 10,000 |
| TOTAL MARKET VALUE | | 27,734 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 27,734 |
| TOTAL EXEMPTION VALUE | 24 | 27,734 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 27,734 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 28,396 |

5 YR PRCL CH, PU XFOB LN 1-12

5 YR PRCL CH, N/C

PUT N IN 10% CAP FIELD

CORRECT LAND VAL FOR EQUITY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20000025 | ELECTRIC-CO | 0 | 03/31/2020 |
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### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0782/0474 | 12/29/2008 | QC | Q | V | 01 | 211,400 |
| GRANTOR: TALQUIN ELECTRIC COOP | | | | | | |
| GRANTEE: TALQUIN WATER & WAS | | | | | | |
| 0430/0642 | 1/08/2002 | WD | U | V | | 100 |
| GRANTOR: TALQUIN ELECTRIC COOP | | | | | | |
| GRANTEE: | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0001 | BLOCK UTIL | 0 | 0 | 12 | 15 | 180.00 | SF | 16.00 | 16.00 | 100 | 2002 | 2002 | 3 | 20 | 576 | |
| 2 | 0100 | 6" CHAINLI | 0 | 0 | 0 | 0 | 686.00 | LF | 19.00 | 19.00 | 100 | 2007 | 2007 | 3 | 30 | 3,910 | |
| 3 | 0211 | CONCRETE W | 0 | 0 | 28 | 6 | 168.00 | SF | 6.00 | 6.00 | 100 | 2019 | 2019 | 3 | 85 | 857 | |
| 4 | 0213 | CONCRETE P | 0 | 0 | 60 | 20 | 1,200.00 | SF | 6.00 | 6.00 | 100 | 2019 | 2019 | 3 | 100 | 7,200 | |
| 5 | 0213 | CONCRETE P | 0 | 0 | 20 | 30 | 600.00 | SF | 6.00 | 6.00 | 100 | 2020 | 2020 | 3 | 100 | 3,600 | |
| 6 | 0211 | CONCRETE W | 0 | 0 | 15 | 5 | 75.00 | SF | 6.00 | 6.00 | 100 | 2020 | 2020 | 3 | 89 | 401 | |
| 7 | 0211 | CONCRETE W | 0 | 0 | 8 | 8 | 64.00 | SF | 6.00 | 6.00 | 100 | 2020 | 2020 | 3 | 89 | 342 | |
| 8 | 0211 | CONCRETE W | 0 | 0 | 8 | 4 | 32.00 | SF | 6.00 | 6.00 | 100 | 2020 | 2020 | 3 | 89 | 171 | |
| 9 | 0940 | OPEN SHED | 0 | 0 | 4 | 12 | 48.00 | SF | 4.00 | 4.00 | 100 | 2020 | 2020 | 3 | 89 | 171 | |
| 10 | 0940 | OPEN SHED | 0 | 0 | 8 | 8 | 64.00 | SF | 4.00 | 4.00 | 100 | 2020 | 2020 | 3 | 89 | 228 | |

TOTAL OB/XF 17,456

## LAND DESCRIPTION

| 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 | 009120 | C | WATER WRKS | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |
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REVIEW DATE 02/04/2021 BY FRAK Total Acres: 0.65 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 04/01/2026 BY SYS

P-18-3-M-20A
.65 AC M/L IN THE SW CORNER OF
HS 74 & BEING ON SOUTH SIDE OF

**TALQUIN WATER & WASTEWATER INC**
1640 JEFFERSON
QUINCY, FL 32351

**2024**

**00-00-074-000-10223-003**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 9120 | WATERWORKS | |
| MAP NUM | 2 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

828 WAKULLA ARRAN RD, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 02/04/2021 | FRAK | LGL DATE | 02/04/2021 | FRAK |
| XF DATE | | | LAND DATE | | |
| INC DATE | | | AG DATE | | |

## WAKULLA COUNTY PROPERTY

PAGE 2 of 2 — 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 17,734 |
| TOTAL LAND VALUE - MARKET | | 10,000 |
| TOTAL MARKET VALUE | | 27,734 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 27,734 |
| TOTAL EXEMPTION VALUE | 24 | 27,734 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 27,734 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 28,396 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| GRANTEE: TALQUIN WATER & WAS | | | | | | |
| 0430/0642 | 1/08/2002 | WD | U | V | | 100 |
| GRANTOR: TALQUIN ELECTRIC COOP | | | | | | |
| GRANTEE: | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0940 | OPEN SHED | 0 | 0 | 4 | 9 | 36.00 | SF | 4.00 | 4.00 | 100 | 2020 | 2020 | 3 | 89 | 128 | |
| 12 | 0940 | OPEN SHED | 0 | 0 | 7 | 6 | 42.00 | SF | 4.00 | 4.00 | 100 | 2020 | 2020 | 3 | 89 | 150 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 278

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 02/04/2021 BY FRAK Total Acres: 0.65 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 04/01/2026 BY SYS