

FAIRWINDS SUB LOT 1
 OR 105 P 602 OR 781 P 584
 OR 840 P 297 OR 865 P 802

TRUAX JOHN STEPHEN JR TRUSTEE/TRUAX JOHN STEPHEN J
 1867 NEWMAN LN
 TALLAHASSEE, FL 32312

2024

00-00-075-262-10242-B01


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 25,000 TOTAL MARKET VALUE 25,000 SOH/AGL Deduction 5,035 ASSESSED VALUE 19,965 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 19,965 TOTAL JUST VALUE 25,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,000 5-YR PRCL CHECK, NO CHANGE 5 YR PRCL CH, N/C 5YR PRCL CK/NO CHG.(M.MUSACHIO)				
DOR CODE 0000 VACANT RESIDENTIAL															PERMIT NUM DESCRIPTION AMT ISSUED 5YR PRCL CK/NO CHG.(M.MUSACHIO)				
MAP NUM 2 MKT AREA 10															SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1069/0783 4/12/2018 QC U V 11 100 GRANTOR: TRUAX JOHN STEPHEN JR GRANTEE: TRUAX JOHN STEPHEN 0948/0161 7/28/2014 WD U V 12 5,000 GRANTOR: CENTENNIAL BANK GRANTEE: TRUAX JOHN STEPHEN				
NEIGHBORHOOD/LOC 262.00 1.05/															BUILDING NOTES BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 12/10/2015 MMSR				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											BUILDING DIMENSIONS			
TOTALS																			
EXTRA FEATURES			WEEPING WILLOW CT, 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				

LAND DESCRIPTION										TOTAL OB/XF														
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	001000	C	VAC COMMERCI	0		C2	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							