GREINERS ADDITION
BLOCK 4 LOT 23
OR 50 P 277 & OR 65 P 501

SOSAN ABIODUN NIGEL
10262 BUENA VENTURA DR
BOCA RATON, FL 33498

2024

00-00-077-014-10436-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	14.00	1.25/	

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

CONCORD RD, CRAWFORDVILLE

BLD DATE	10/15/2019 MMLC	LGL DATE	10/15/2019 MMLC
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	75
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	12,075
SOH/AGL Deduction	7,595
ASSESSED VALUE	4,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,480
TOTAL JUST VALUE	12,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,150

5YR PRCL CK N/C ITLW 1/8/2022

5 YR PRCL CK, N/C

5 YR PRCL CH, PU XFOB LN 1

SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0868/0513	12/05/2011	QC	U	V	11	14,000
GRANTOR: ALPHA ATILLA						
GRANTEE: SOSAN ABIODUN NIGEL						
0605/0253	6/29/2005	WD	Q	V		14,000
GRANTOR: CHRISTIE						
GRANTEE: ALPHA ATILLA						

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	0955	PRIVACY FE	0	0	0	0	50.00	LF	15.00	15.00	100	2004	2004	3	10	75	

LAND DESCRIPTION

TOTAL OB/XF 75

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 06/05/2024 BY LW Total Acres: 0.11 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 04/22/2026 BY SYS