LOT 81 HS P-10-M-23
ON E SIDE OF SE 1/4
OR 86 P 28

FRANKLIN FREDDIE II/GREENE FLAVOUS SR
3513 TOUCAN DRIVE
TALLAHASSEE, FL 32305

2024

00-00-081-000-11519-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
MAP NUM	5	MKT AREA	08
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

COASTAL HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	01/11/2016 MMSR
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	220,800
TOTAL MARKET VALUE	11,166
SOH/AGL Deduction	0
ASSESSED VALUE	11,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,166
TOTAL JUST VALUE	220,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

5YR PRCL CK NC

CORRECT LAND LINE

2022 AG RENEWAL RECD

2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/0550	8/05/2022	QC	U	V	11	100
GRANTOR: GREENE FLAVOUS SR 1/						
GRANTEE: FRANKLIN HELEN FARM						
0876/0503	4/04/2012	QC	U	V	11	100
GRANTOR: FRANKLIN FREDDIE						
GRANTEE: FRANKLIN FREDDIE II						

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	005970	A	TIMBER MIX 1	0			0.00	0.00	30.00	AC		1.00	1.00	1.00	325.00	325.00	9,750							
2	005996	A	AG WETLAND	0			0.00	0.00	14.16	AC		1.00	1.00	1.00	100.00	100.00	1,416							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 44.16 Total Land Value: 11,166 Market: 220,800 Agricultural: 11,166 Common: 0 PRINTED 06/17/2026 BY SYS