FAIRWAYS AT WILDWOOD PHASE 2
LOT 19 OR 264 P 850
OR 466 P 828 OR 557 P 670

GIBBS INVESTMENTS & DEVELOPMENTS, LLC
2367 CENTERVILLE RD
TALLAHASSEE, FL 32308

2024

00-00-086-195-11586-F19

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	195.00	1.26/	

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

FAIR WAY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2017 MMSR
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	25,000
TOTAL MARKET VALUE	25,000
SOH/AGL Deduction	3,220
ASSESSED VALUE	21,780
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,780
TOTAL JUST VALUE	25,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,000

5YR PRCL CK NC

COA PER NCOA MOVED ACCNTS REPORT WCPA TRIM

5 YR PRCL CH, N/C

ADD CHG PER TCO VIA USPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1200/0039	3/22/2021	WD	Q	V	05	14,000
GRANTOR: BROOKS JOHN J						
GRANTEE: GIBBS INVESTMENTS A						
1043/0631	7/18/2017	WD	U	V	12	1,500
GRANTOR: BANK OF AMERICA, N.A.						
GRANTEE: BROOKS JOHN J						

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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 06/17/2026 BY SYS