FAIRWAYS AT WILDWOOD PHASE 2
TRACT A CONTAINING .76 AC
OR 264 P 850 OR 466 P 828

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

2024

00-00-086-195-11586-F20

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	09/23/2019	FRTP	LAND DATE	09/23/2019 FRTP
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	0
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	12,500
SOH/AGL Deduction	4,224
ASSESSED VALUE	8,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,276
TOTAL JUST VALUE	12,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,500

5 YR PRCL CH, N/C

COA PER TC

COA PER ACCURINT REPORT 9/2015

2015 TRIM RTND, NDAA, UTF

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	100
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.50	25,000.00	12,500.00	12,500							

REVIEW DATE 09/23/2019 BY FRTP Total Acres: 0.76 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 04/22/2026 BY SYS