

LOT 92 HS P-19-M-28  
17.86 AC IN SW 1/4 OF SW 1/4  
OF LOT 92 HS

VAN DOREN JOHN W ENHANCED LIFE ESTATE/  
1818 CHOWKEEBIN NENE  
TALLAHASSEE, FL 32301

2024

00-00-092-000-11676-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	04 PILE WOOD 100
Frame	02 WOOD FRAME 100
Exterior Wall	12 CEDAR/CYPR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	06 ASB SHINGL 100
Interior Wall	06 CUST PANEL 100
Interior Floo	08 SHT VINYL 50
Interior Floo	14 CARPET 50
Heating Type	02 CONVECTION 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	2 100
Story Height	0 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,613	136.6200	129.79	209,351	1979	1983	0	0	40.00	60.00		
1 SINGLE FAM 0% - 0 Heated Area: 1200 HX Base Yr													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		125,611	
TOTAL MARKET OB/XF VALUE		260	
TOTAL LAND VALUE - MARKET		141,450	
TOTAL MARKET VALUE		146,351	
SOH/AGL Deduction		3,389	
ASSESSED VALUE		142,962	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		142,962	
TOTAL JUST VALUE		267,321	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		134,589	
INCR EYB 1979-1983 RE-ROOF OB22-625 CC 1/23/2023			
CORRECT LAND LINE			
2022 AG RENEWAL RECD			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000625	RE-ROOF-CC	0	10/17/2022
17000712	MECH	0	05/24/2017

Quality	03 AVERAGE				
DOR CODE	5000 IMPRVD AG RES				
MAP NUM	4 MKT AREA 08				
NEIGHBORHOOD/LOC	000 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1993	1,200	93,449
DCK	16	10	1993	2	156
DCK	20	10	1993	2	156
DCK	24	10	1993	2	156
DCK	48	10	1993	5	389
FSP	216	55	1993	119	9,267
FSP	240	55	1993	132	10,279
PCP	600	10	1993	60	4,672
STR	18	10	1993	2	156
STR	24	10	1993	2	156
TOTALS	2,868			1,613	125,611

\*\* This building has 13 Sub-Areas

BLD DATE	FRJS	LGL DATE
04/07/2021	FRJS	04/07/2021
XF DATE	FRJS	LAND DATE
04/07/2021	FRJS	04/07/2021
INC DATE		AG DATE

91 POSEY RD, CRAWFORDVILLE

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1112/0237	5/28/2019	WD U I	11
GRANTOR: VAN DOREN JOHN W			SALE PRICE
GRANTEE: VAN DOREN JOHN W LI			100
0086/0567	1/01/1982	WD U I	100
GRANTOR:			
GRANTEE:			

EXTRA FEATURES															
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
1	0130	FIRE PLACE	0	0	0	0	1.00	1,300.00	100	1980	1980	3	20	260	

TOTAL OB/XF													
260													

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] 1200\$ UOP=[YR=1993] 407\$ FSP=[YR=1993] 240\$			
FSP=[YR=1993] 216\$ STR=[YR=1993] 18\$ STR=[YR=1993] 27\$			
STR=[YR=1993] 28\$ STR=[YR=1993] 24\$ DCK=[YR=1993] 48\$			
DCK=[YR=1993] 16\$ DCK=[YR=1993] 24\$ DCK=[YR=1993] 20\$			
PCP=[YR=1993] 600\$.			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	16.86	AC		1.00	1.00	1.00	325.00	325.00	5,480							