LOT 121 HS P-3-6-M-19
PARCEL CONTAINING 36 AC M/L
LYING AND BEING IN LOT 121 HS

TAKLA & SONS LLC/REZK CATHRINE RODAEI
545 FT LAUDERDALE BCH BLVD, 3703
FT LAUDERDALE, FL 33316

2024

00-00-121-000-11964-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	06
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

HARBOUR POINT DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/13/2018 MMJT
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	40,125
TOTAL MARKET VALUE	40,125
SOH/AGL Deduction	4,520
ASSESSED VALUE	35,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,605
TOTAL JUST VALUE	40,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,125

5YR CK NC MM
5 YR PRCL CK, NC
5 YR PRCL CH, N/C
PUT N IN 10% CAP FIELD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0783/0010	12/04/2008	QC	Q	V	01	135,000
GRANTOR: GHATTAS RAOUF 72.1% P						
GRANTEE: TAKLA & SONS LLC &						
0090/0713	8/01/1982	WD	U	V		135,000
GRANTOR:						
GRANTEE:						

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		R1	0.00	0.00	5.35	AC		1.00	1.00	1.00	7,500.00	7,500.00	40,125							

REVIEW DATE 03/09/2023 BY MMLW Total Acres: 5.35 Total Land Value: 40,125 Market: 0 Agricultural: 0 Common: 40,125 PRINTED 06/24/2026 BY SYS