SHELL POINT BEACH UNIT 4
BLOCK B LOT 8 OR 81 P 207
OR 102 P 208 OR 218 P 520

MEREDITH ELIZABETH F/FLETCHER JANE A ETAL
4149 ARKLOW DRIVE
TALLAHASSEE, FL 32309

2024

00-00-121-106-12082-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	06
NEIGHBORHOOD/LOC	155.40	1.78/	

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

SANDPIPER LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	05/16/2019 MMSR	LAND DATE	05/16/2019 MMSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	110,000
SOH/AGL Deduction	36,795
ASSESSED VALUE	73,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,205
TOTAL JUST VALUE	110,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,000

COA PER NCOA REPORT
DC OR 1350 P 525 JANE C FLETCHER
5 YR PRCL CH, DEL XFOB LN 1-2
COA PER WAK TCO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/0657	9/18/2024	WD	U	V	16	100
GRANTOR: FLETCHER JANE A						
GRANTEE: FLETCHER JANE A REV						
1373/0601	7/10/2024	TR	U	V	30	100
GRANTOR: FLETCHER JANE A AS SU						
GRANTEE: FLETCHER JANE						

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			61.00	126.00	1.00	LT		1.00	1.00	1.10	100,000.00	110,000.00	110,000							

REVIEW DATE 05/16/2019 BY MMSR Total Acres: 0.18 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 06/24/2026 BY SYS