

FIDDLER'S COVE SUB PHASE 2
 LOT 26 OR 402 P 519-536
 OR 505 P 17 OR 941 P 836

BRANDT JAN/BRANDT HOLLI
 1341 SMILING FISH LANE
 ST AUGUSTINE BCH, FL 32080

2024

00-00-121-285-11968-B26



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
															VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 30,000 TOTAL MARKET VALUE 30,000 SOH/AGL Deduction 2,500 ASSESSED VALUE 27,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 27,500 TOTAL JUST VALUE 30,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,000										
															5 YR PRCL CK, N/C ADD CHG 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C										
															PERMIT NUM DESCRIPTION AMT ISSUED										
															SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1070/0670 4/11/2018 QC U V 11 100 GRANTOR: BRANDT HOLLI GRANTEE: BRANDT JAN 0941/0836 4/28/2014 QC U V 11 100 GRANTOR: GULF VIEW SHORES, LLC GRANTEE: BRANDT JAN & HOLLI										
TOTALS															BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/18/2019 MMSS										
EXTRA FEATURES															FIDDLERS TRCE, CRAWFORDVILLE										
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									

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	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	30,000.00	30,000.00	30,000							