TIDE CREEK LANDING SUB LOT 27
OR 407 P 734 OR 547 P 464
OR 781 P 780 OR 879 P 692

NABIYOUNI MARYAM ET AL/NABIYOUNI ESHAN ETAL
4602 DERRICK DR
SAN DIEGO, CA 92117

2024

01-6S-02W-286-03569-A27

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	286.00	1.10/	

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

LEAP FROG LN, PANACEA

BLD DATE	08/19/2008 MMSR	LGL DATE	02/12/2019 MMSS
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	34,600
TOTAL MARKET VALUE	34,600
SOH/AGL Deduction	22,155
ASSESSED VALUE	12,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,445
TOTAL JUST VALUE	34,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,600

COA PER NCOA REPORT
COA PER USPS FORM 3547
COA PER NCOA REPORT
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
0935/0076	2/27/2014	WD	Q	V	01	10,200
GRANTOR: TIDE CREEK HOLDINGS,						
GRANTEE: NABIYOUNI MARYAM, E						
0932/0844	2/11/2014	WD	Q	V	01	7,000
GRANTOR: GONZALEZ HENRY R & RO						
GRANTEE: TIDE CREEK HOLDINGS						

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	34,600.00	34,600.00	34,600							

REVIEW DATE 02/12/2019 BY MMSS Total Acres: 0.00 Total Land Value: 34,600 Market: 0 Agricultural: 0 Common: 34,600 PRINTED 05/20/2026 BY SYS