

TIDE CREEK LANDING SUB LOT 45
 OR 407 P 734 OR 834 P 406
 OR 856 P 54 OR 945 P 584

EVANS CREEK LLC
 2000 WARRINGTON WAY STE 163
 LOUISVILLE, KY 40222

2024

01-6S-02W-286-03569-A45



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 43,250 TOTAL MARKET VALUE 43,250 SOH/AGL Deduction 27,693 ASSESSED VALUE 15,557 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 15,557 TOTAL JUST VALUE 43,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 30,750																																																																									
																				5YR CK NC MM 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C CHG MAIL.ADD. PER COA FORM FROM TC																																																																									
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																												
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																										
																				<table border="1"> <thead> <tr> <th colspan="7">SALES DATA</th> <th>SALE PRICE</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>0945/0584</td> <td>6/23/2014</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td></td> <td>23,000</td> </tr> <tr> <td colspan="8">GRANTOR: FARRIS KIRSTIAN</td> </tr> <tr> <td colspan="8">GRANTEE: EVANS CREEK, LLC</td> </tr> <tr> <td>0856/0054</td> <td>7/06/2011</td> <td>WD U</td> <td>V</td> <td></td> <td>12</td> <td></td> <td>20,000</td> </tr> <tr> <td colspan="8">GRANTOR: WAKULLA BANK / FDIC</td> </tr> <tr> <td colspan="8">GRANTEE: FARRIS KIRSTIAN</td> </tr> </tbody> </table>										SALES DATA							SALE PRICE	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD			0945/0584	6/23/2014	WD Q	V		01		23,000	GRANTOR: FARRIS KIRSTIAN								GRANTEE: EVANS CREEK, LLC								0856/0054	7/06/2011	WD U	V		12		20,000	GRANTOR: WAKULLA BANK / FDIC								GRANTEE: FARRIS KIRSTIAN							
SALES DATA							SALE PRICE																																																																																						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD																																																																																								
0945/0584	6/23/2014	WD Q	V		01		23,000																																																																																						
GRANTOR: FARRIS KIRSTIAN																																																																																													
GRANTEE: EVANS CREEK, LLC																																																																																													
0856/0054	7/06/2011	WD U	V		12		20,000																																																																																						
GRANTOR: WAKULLA BANK / FDIC																																																																																													
GRANTEE: FARRIS KIRSTIAN																																																																																													
																				<table border="1"> <thead> <tr> <th colspan="2">BLD DATE</th> <th colspan="2">LGL DATE</th> </tr> <tr> <th>XF DATE</th> <th>INC DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td>11/20/2018</td> <td></td> <td>11/20/2018</td> <td></td> </tr> </tbody> </table>										BLD DATE		LGL DATE		XF DATE	INC DATE	LAND DATE	AG DATE	11/20/2018		11/20/2018																																																					
BLD DATE		LGL DATE																																																																																											
XF DATE	INC DATE	LAND DATE	AG DATE																																																																																										
11/20/2018		11/20/2018																																																																																											
TOTALS																				SNAILS PACE LN, PANACEA																																																																									
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																																																																													
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	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.25	34,600.00	43,250.00	43,250																																																																												
REVIEW DATE 02/17/2023 BY MMLW Total Acres: 0.00 Total Land Value: 43,250 Market: 0 Agricultural: 0 Common: 43,250 PRINTED 05/20/2026 BY SYS																																																																																													