2-4S-1E P-6-M-83B
S BNDY OF N 1/2 OF S 2
OR 52 P 705 OR 93 P 588

MCRP HOLDINGS II LLC
281 N FOREST CT
MONTICELLO, FL 32344

2024

02-4S-01E-000-05552-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	07
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

38 NICHOLS CT, ST MARKS

BLD DATE	07/19/2010	KLSR	LGL DATE		
XF DATE	08/21/2019	RTJT	LAND DATE	08/21/2019	RTJT
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	18,800
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	33,800
SOH/AGL Deduction	0
ASSESSED VALUE	33,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,800
TOTAL JUST VALUE	33,800
NCON VALUE	18,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,928

FR PRMT CK DEMO SFD, PU XFOBS

ARE SALVAGE VALUE SINCE 2016

ISSUED COC R190014- REMOVE HX, IMPROVEMENTS

5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000726	DEMO SFD-CC	0	05/23/2023
B23-000274	POLE BARN-CC	0	04/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0821	3/20/2024	QC	U	I	11	100
GRANTOR: MCRP HOLDINGS INC						
GRANTEE: MCRP HOLDINGS II LL						
1282/0177	9/07/2022	TD	U	I	11	12,700
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: MCRP HOLDINGS INC						

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
6	0030	BARN,POLE	0	0	32	50	1,600.00	SF	9.00	9.00	100	2024	2023	AV	100	14,400	
7	1165	RV SITE CH	0	0	0	0	1.00	UT	4,400.00	4,400.00	100	2024	2023	AV	100	4,400	

LAND DESCRIPTION

TOTAL OB/XF 18,800

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 09/08/2023 BY Nwatts Total Acres: 0.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 04/01/2026 BY SYS