P-19-12-M-83B 9.90 AC M/L
IN THE NW 1/4 OF SECT 2 BEING
ON EAST SIDE OF PORT LEON DR

WAKULLA INVESTMENTS LLC
3810 NE 30TH AVE
LIGHTHOUSE POINT, FL 33064

2024

02-4S-01E-000-05565-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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

539 PORT LEON DR, ST MARKS

BLD DATE		LGL DATE	07/02/2019 RTSS
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,150
TOTAL MARKET VALUE	84,150
SOH/AGL Deduction	18,265
ASSESSED VALUE	65,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,885
TOTAL JUST VALUE	84,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,150

COA FROM BLDG DEPART.
5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
2013 TRIM RET.NDAA CHG ADD.PER SUNBIZ

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000659	RV PARK	0	08/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0452/0800	8/09/2002	WD	U	V		60,000
GRANTOR: CAUSEY WALTER SCOTT						
GRANTEE: WAKULLA INVESTMENTS						
0409/0478	5/31/2001	WD	U	V		50,000
GRANTOR: CAUSEY WALTER SCOTT						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	9.90	AC		1.00	1.00	1.00	8,500.00	8,500.00	84,150							

REVIEW DATE 07/02/2019 BY RTSS Total Acres: 9.90 Total Land Value: 84,150 Market: 0 Agricultural: 0 Common: 84,150 PRINTED 04/01/2026 BY SYS