2 4S 1E P-25-M-83B
A PARCEL 22-100 IN N 1/2
OF SEC 2

MCPHERSON PHILIP DAVID/MCPHERSON ALTAMEASE M
13910 BLUEWATER CIR
ORLANDO, FL 32828

2024

02-4S-01E-000-05572-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM	1	MKT AREA	01
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

PORT LEON DR, ST MARKS

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	5,000
SOH/AGL Deduction	0
ASSESSED VALUE	5,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,000
TOTAL JUST VALUE	5,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,000

5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C
CHANGED LAND VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0499/0854	8/18/2003	QC	U	V		100
GRANTOR: MCPHERSON PHILIP DAVI						
GRANTEE:						
0486/0691	5/08/2003	QC	U	V		500
GRANTOR: MCPHERSON PHILIP DAVI						
GRANTEE:						

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	001000	C	VAC COMMERCI	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 07/02/2019 BY RTSS Total Acres: 0.00 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 04/01/2026 BY SYS