2-4S-1E P-32-M-83B
LAND IN S 1/2 OF SEC 2 &
ON ST MARKS RIVER

CITY OF TALLAHASSEE
2602 JACKSON BLUFF RD
TALLAHASSEE, FL 32304-4408

2024

02-4S-01E-000-05579-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
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

667 PORT LEON DR, ST MARKS

BLD DATE	11/10/2021 JSJS	LGL DATE	08/20/2021 MMMK
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 5 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		4,070,951
TOTAL LAND VALUE - MARKET		93,863
TOTAL MARKET VALUE		4,164,814
SOH/AGL Deduction		0
ASSESSED VALUE		4,164,814
TOTAL EXEMPTION VALUE	04	4,164,814
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,164,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,169,109

5 YR PRCL CHK, N/C

5 YR PRCL CH, N/C

ENTITLED TO THIS EXEMPTION PER DSBH

N IN RNWL FIELD. CITY OF TALLAHASSEE IS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000622	FIRE SUPRESSION	0	06/21/2021
19000576	MECH	0	04/03/2020
2005901	DOCK	0	06/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0218/0182	8/01/1993	QC	U	V		28,000

GRANTOR:

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
1	2100	POWER PLAN	0	0	0	0	1.00	SF	4,000,000.00	4,000,000.00	100	1980	1980	3	100	4,000,000	
2	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
3	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
4	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
5	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
6	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
7	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
8	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
9	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
10	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	

TOTAL OB/XF 4,008,460

LAND DESCRIPTION

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	004000	C	VAC INDUSTRI	0			0.00	0.00	52.15	AC		1.00	1.00	1.00	1,800.00	1,800.00	93,863							

REVIEW DATE 08/20/2021 BY MMMK Total Acres: 52.15 Total Land Value: 93,863 Market: 0 Agricultural: 0 Common: 93,863 PRINTED 04/01/2026 BY SYS

2-4S-1E P-32-M-83B
LAND IN S 1/2 OF SEC 2 &
ON ST MARKS RIVER

CITY OF TALLAHASSEE
2602 JACKSON BLUFF RD
TALLAHASSEE, FL 32304-4408

2024

02-4S-01E-000-05579-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
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

667 PORT LEON DR, ST MARKS

BLD DATE	11/10/2021 JSJS	LGL DATE	08/20/2021 MMMK
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		4,070,951
TOTAL LAND VALUE - MARKET		93,863
TOTAL MARKET VALUE		4,164,814
SOH/AGL Deduction		0
ASSESSED VALUE		4,164,814
TOTAL EXEMPTION VALUE	04	4,164,814
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,164,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,169,109

REINSTATED HX FOR 2016, REMOVED IN ERROR DUE

5 YR PRCL CH, N/C

THIS PRCL IS *NOT* IN THE CRA

CRA BOUNDARY, TOTALING 2.394 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0218/0182	8/01/1993	QC	U	V		28,000
GRANTOR:						
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
11	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
12	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
13	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
14	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
15	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
16	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
17	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
18	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
19	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
20	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	

TOTAL OB/XF 9,400

LAND DESCRIPTION

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

REVIEW DATE 08/20/2021 BY MMMK Total Acres: 52.15 Total Land Value: 93,863 Market: 0 Agricultural: 0 Common: 93,863 PRINTED 04/01/2026 BY SYS

2-4S-1E P-32-M-83B
LAND IN S 1/2 OF SEC 2 &
ON ST MARKS RIVER

CITY OF TALLAHASSEE
2602 JACKSON BLUFF RD
TALLAHASSEE, FL 32304-4408

2024

02-4S-01E-000-05579-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
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

667 PORT LEON DR, ST MARKS

BLD DATE	11/10/2021 JSJS	LGL DATE	08/20/2021 MMMK
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 3 of 5 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		4,070,951
TOTAL LAND VALUE - MARKET		93,863
TOTAL MARKET VALUE		4,164,814
SOH/AGL Deduction		0
ASSESSED VALUE		4,164,814
TOTAL EXEMPTION VALUE	04	4,164,814
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,164,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,169,109

S/O PRCL 05579-002 & 05579-003 PER ST MARKS
PU XFOB LINE 6 CARD 7, 3 YR PRCL CK
LAND VAL CHG PER DOR STUDY
N/C #1, 2, 3, 4, 5, 6 & 7

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0218/0182	8/01/1993	QC	U	V		28,000

GRANTOR:
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
21	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
22	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
23	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
24	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
25	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
26	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
27	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
28	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
29	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
30	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	

TOTAL OB/XF 9,400

LAND DESCRIPTION

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

REVIEW DATE 08/20/2021 BY MMMK Total Acres: 52.15 Total Land Value: 93,863 Market: 0 Agricultural: 0 Common: 93,863 PRINTED 04/01/2026 BY SYS

2-4S-1E P-32-M-83B
LAND IN S 1/2 OF SEC 2 &
ON ST MARKS RIVER

CITY OF TALLAHASSEE
2602 JACKSON BLUFF RD
TALLAHASSEE, FL 32304-4408

2024

02-4S-01E-000-05579-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
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

667 PORT LEON DR, ST MARKS

BLD DATE	11/10/2021 JSJS	LGL DATE	08/20/2021 MMMK
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 4 of 5 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		4,070,951
TOTAL LAND VALUE - MARKET		93,863
TOTAL MARKET VALUE		4,164,814
SOH/AGL Deduction		0
ASSESSED VALUE		4,164,814
TOTAL EXEMPTION VALUE	04	4,164,814
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,164,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,169,109

REDUCED AC SOLD

PU BLK BLDG

REDUCED AC SPLIT OUT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0218/0182	8/01/1993	QC	U	V		28,000

GRANTOR:

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
31	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
32	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
33	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
34	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
35	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
36	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
37	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
38	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
39	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
40	0001	BLOCK UTIL	0	0	30	60	1,800.00	SF	16.00	16.00	100	2000	2000	3	20	5,760	

TOTAL OB/XF 14,220

LAND DESCRIPTION

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

REVIEW DATE 08/20/2021 BY MMMK Total Acres: 52.15 Total Land Value: 93,863 Market: 0 Agricultural: 0 Common: 93,863 PRINTED 04/01/2026 BY SYS

2-4S-1E P-32-M-83B
LAND IN S 1/2 OF SEC 2 &
ON ST MARKS RIVER

CITY OF TALLAHASSEE
2602 JACKSON BLUFF RD
TALLAHASSEE, FL 32304-4408

2024

02-4S-01E-000-05579-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
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

667 PORT LEON DR, ST MARKS

BLD DATE	11/10/2021 JSJS	LGL DATE	08/20/2021 MMMK
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 5 of 5 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		4,070,951
TOTAL LAND VALUE - MARKET		93,863
TOTAL MARKET VALUE		4,164,814
SOH/AGL Deduction		0
ASSESSED VALUE		4,164,814
TOTAL EXEMPTION VALUE	04	4,164,814
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,164,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,169,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0218/0182	8/01/1993	QC	U	V		28,000

GRANTOR:

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
41	0925	POWER POLE	0	0	0	0	1.00	UT	940.00	940.00	100	1980	1980	3	100	940	
42	0350	BOATDOCK A	0	0	79	57	4,503.00	SF	26.40	26.40	100	2005	2005	GD	24	28,531	

LAND DESCRIPTION

TOTAL OB/XF 29,471

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

REVIEW DATE 08/20/2021 BY MMMK Total Acres: 52.15 Total Land Value: 93,863 Market: 0 Agricultural: 0 Common: 93,863 PRINTED 04/01/2026 BY SYS