DEER RUN
LOT 10
DB 52 P 421 OR 325 P 727

ALLEN BENJAMIN FRANKLIN JR/ALLEN DEBORAH G
818 ESSEX DRIVE
TALLAHASSEE, FL 32304

2024

02-5S-03W-134-00595-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	134.00	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

DEER RUN CT, SOPCHOPPY

BLD DATE	10/18/2018 MMJT	LGL DATE	10/18/2018 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,000
TOTAL MARKET VALUE	31,000
SOH/AGL Deduction	15,875
ASSESSED VALUE	15,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,125
TOTAL JUST VALUE	31,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

DEL XFOB 5-7, CH LAND USE

MM 5 YR CK, DEL/MOVE XFOB LN 1-4 TO 00595-011

5 YR PRCL CK, N/C

5 YR PRCL CH, PU XFOB LN 5-7, DEL XFOB LN 8

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0436/0305	3/05/2002	WD	Q	V		10,000
GRANTOR: AYRES CARL F JR & ELE						
GRANTEE: ALLEN BENJAMIN FRAN						
0112/0767	6/01/1985	WD	U	I		42,500
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

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	000005	C	VAC SOP RIVE	0			0.00	0.00	1.00	LT		1.00	1.00	0.50	32,000.00	16,000.00	16,000							
2	000005	C	VAC SOP RIVE	0			0.00	0.00	1.00	LT		1.00	1.00	0.50	30,000.00	15,000.00	15,000							

REVIEW DATE 12/08/2022 BY MMNW Total Acres: 0.00 Total Land Value: 31,000 Market: 0 Agricultural: 0 Common: 31,000 PRINTED 04/22/2026 BY SYS