

RIVER BEND SUB  
 BLOCK C LOTS 6 & 35-37  
 OR 1333 P 749

GLADDEN JANET  
 1518 RANKIN AVE  
 TALLAHASSEE, FL 32310

2024

03-6S-02W-036-03809-005



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
													VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 62,000 TOTAL MARKET VALUE 62,000 SOH/AGL Deduction 0 ASSESSED VALUE 62,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 62,000 TOTAL JUST VALUE 62,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE												
													OR 1333 P 749 WD SALE NEW PRCL LOTS 6 & 35-37 S/O												
													PERMIT NUM DESCRIPTION AMT ISSUED												
													SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1333/749 10/19/2023 WD Q V 01 66,700 GRANTOR: BROWN W STEVEN GRANTEE: GLADDEN JANET 394/510 11/17/2000 WD Q V 01 42,500 GRANTOR: SMITH CHARLES III GRANTEE: BROWN STEVEN W												
DOR CODE 0000 VACANT RESIDENTIAL													BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												
MAP NUM 4 MKT AREA 03													BUILDING NOTES BUILDING DIMENSIONS												
NEIGHBORHOOD/LOC 36.100 1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
TOTALS			SURF RD, PANACEA																						
L N	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																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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					3.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	42,000								
2	000000	C	VAC RES	0			80.00	200.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000								
REVIEW DATE BY Total Acres: 1.46 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 04/08/2026 BY SYS																									