

RIVER BEND SUBD
 BLOCK C LOT 12
 OR 63 P 959 & OR 82 P 586

DEAN FAMILY TRUST/DEAN ALLAN O AS TRUSTEE ETAL
 2252 GOOSEBERRY CT
 TALLAHASSEE, FL 32312

2024

03-6S-02W-036-03811-012



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 20,000 TOTAL MARKET VALUE 20,000 SOH/AGL Deduction 5,480 ASSESSED VALUE 14,520 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,520 TOTAL JUST VALUE 20,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 22,000 5 YR PRCL CK NC MM 5 YR PRCL CK, N/C 5 YR PRCL CH, N/C 5 YR PRCL CK N/C											
DOR CODE		0000 VACANT RESIDENTIAL																													
MAP NUM		4		MKT AREA		03																									
NEIGHBORHOOD/LOC		36.100		1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				RIVER DR, PANACEA											
EXTRA FEATURES																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 09/25/2018 MMJT											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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			80.00	198.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000														
REVIEW DATE 12/20/2022 BY MMLW Total Acres: 0.36 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 04/08/2026 BY SYS																															