

RIVER BEND SUBD
 BLOCK C LOT 26
 OR 50 P 668 & OR 246 P 64

GREGG JEFFERY N/NELSON JANET A
 3101 TIPPERARY DR
 TALLAHASSEE, FL 32309

2024

03-6S-02W-036-03811-026


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 14,000 TOTAL MARKET VALUE 14,000 SOH/AGL Deduction 800 ASSESSED VALUE 13,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,200 TOTAL JUST VALUE 14,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,000																																																										
																	5YR CK VACANT PRCL 5 YR PRCL CK, N/C 5 YR PRCL CH, N/C 5 YR PRCL CKK N/C																																																										
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NEIGHBORHOOD/LOC 36.200 1.00/																																																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																						
TOTALS																																																																											
EXTRA FEATURES						SURF RD, PANACEA																																																																					
						BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		09/14/2018 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																																																												
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1	000000	C	VAC RES	0			75.00	172.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000																																																										
REVIEW DATE 01/08/2022 BY ITLW Total Acres: 0.30 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 04/08/2026 BY SYS																																																																											