RIVER WALK ESTATES
BLOCK D LOT 1
OR 446 P 670 OR 550 P 102

FRAZIER SEANN M/FRAZIER TABITHA
415 VINNEDGE RIDE
TALLAHASSEE, FL 32303

2024

03-6S-02W-299-03805-D01

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	36.00	1.35/	

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

RIVER DR, PANACEA

BLD DATE		LGL DATE	
XF DATE	09/21/2018 MMJT	LAND DATE	09/21/2018 MMJT
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	798
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	60,798
SOH/AGL Deduction	0
ASSESSED VALUE	60,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,798
TOTAL JUST VALUE	60,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,809

5 YR PRCL CK NC MM

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

CORR.SPELL.OF CITY 207-522-4441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051185	DOCK/LIFT-VOIDED	0	08/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/0223	7/21/2016	WD	Q	V	01	86,500
GRANTOR: YUHAS JOSEPH						
GRANTEE: FRAZIER SEANN M & T						
0888/0688	8/24/2012	WD	U	V	12	48,500
GRANTOR: BANK OF AMERICA						
GRANTEE: YUHAS JOSEPH						

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	0840	SEAWALL RI	0	0	0	0	70.00	LF	38.00	38.00	100	2007	2007	3	30	798	

LAND DESCRIPTION

TOTAL OB/XF 798

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	000000	C	VAC RES	0			70.00	226.00	1.00	LT		1.00	1.00	0.75	80,000.00	60,000.00	60,000							

REVIEW DATE 01/03/2023 BY MMLW Total Acres: 0.36 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 04/08/2026 BY SYS