3-6S-3W P-4-M-23
COMM NW COR OF LOT 6 IN BLK B
RB SUB FKA W 1/2 LT 5,6

BRADY JOHN T III/BRADY LISA M
4229 NATURAL BRIDGE RD
TALLAHASSEE, FL 32305-2300

2024

03-6S-03W-000-01350-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	01
NEIGHBORHOOD/LOC	000	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

GRETCHEN LN, SOPCHOPPY

BLD DATE	05/02/2019 MMJT	LGL DATE	05/02/2019 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,569
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	6,569
SOH/AGL Deduction	0
ASSESSED VALUE	6,569
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,569
TOTAL JUST VALUE	6,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,743

2023 TRIM RETURNED COA

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

5 YR PRCL CH, PU XFOB LN 1, PU PHY ADD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1082/0155	8/06/2018	WD	U	V	37	15,000
GRANTOR: MILLER PROPERTIES AT						
GRANTEE: BRADY JOHN T III &						
0442/0012	4/25/2002	WD	Q	V		10,000
GRANTOR: MUSTAIN MONTE & CAROL						
GRANTEE: MILLER PROPERTIES A						

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	0080	4' CHAINLI	0	0	0	0	447.00	LF	13.00	13.00	100	2006	2006	3	27	1,569	

LAND DESCRIPTION

TOTAL OB/XF 1,569

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 05/02/2019 BY MMJT Total Acres: 0.00 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 04/22/2026 BY SYS