RIVERSIDE SUB BLK B LOT 2
DB 52 P 307 OR 95 P 61
OR 925 P 129 ORDER & LOA

JOHNSON ISHMAEL H/JOHNSON MOLLY M
2604 OAK RIDGE ROAD WEST
TALLAHASSEE, FL 32305-1722

2024

03-6S-03W-041-01371-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	41.00	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		LGL DATE	
XF DATE		LAND DATE	01/18/2017 MMSR
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	0
TOTAL LAND VALUE - MARKET	3,750
TOTAL MARKET VALUE	3,750
SOH/AGL Deduction	0
ASSESSED VALUE	3,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,750
TOTAL JUST VALUE	3,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,750

5 YR CHK NO CHANGE

COA PER USPS

5 YR PRCL CH, N/C

H GUY FLANDERS JR DOD 4-21-2013 OR 925 P 129

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/0538	4/27/2021	WD	U	V	11	100
GRANTOR: SHARMAN ROBERT P JR &						
GRANTEE: JOHNSON ISHMAEL H &						
0960/0325	1/16/2015	WD	Q	V	01	4,000
GRANTOR: FLANDERS SANDRA B						
GRANTEE: SHARMAN ROBERT P JR						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			90.00	125.00	1.00	LT		1.00	1.00	0.75	5,000.00	3,750.00	3,750							

REVIEW DATE 04/08/2022 BY MMLA Total Acres: 0.26 Total Land Value: 3,750 Market: 0 Agricultural: 0 Common: 3,750 PRINTED 06/17/2026 BY SYS