

A 1 ACRE TRACT OTHERWISE BEING DESCRIBED AS TRACT 3 P-65-3-M-32B

GAVIN CASSANDRA/
C/O DIONTE GAVIN, 1665 COTTAGE ROSE LN
TALLAHASSEE, FL 32308

2024

07-5S-02W-000-02698-003



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: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 11,534 TOTAL LAND VALUE - MARKET 7,500 TOTAL MARKET VALUE 19,034 SOH/AGL Deduction 2,816 ASSESSED VALUE 16,218 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,218 TOTAL JUST VALUE 19,034 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 19,098																									
																	5 YR PRCL CK, PU XFOB LN 3,4 , DEL XFOB 5-8 BOOTH GAVIN ROAD 5 YR PRCL CH, PU XFOB LN 5, SITE #2 @ LOSSIE ROSIER DECEASED SO PU C/O DIONTE GAVIN																									
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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																									
1	0900	MH SITE	0	0	0	0	2.00	UT	5,000.00	5,000.00	100	1994	1994	3	100	10,000																										
2	0060	DECK WOOD	0	0	8	6	48.00	SF	5.00	5.00	100	2003	2003	3	20	48																										
3	0740	UNFINISH O	0	0	16	7	112.00	SF	11.00	11.00	100	2014	2014	3	82	1,010																										
4	0940	OPEN SHED	0	0	12	16	192.00	SF	4.00	4.00	100	2014	2014	3	62	476																										
TOTAL OB/XF 11,534																																										
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																		
1	000700	C	MISC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500																									
REVIEW DATE 03/18/2019 BY MMJT Total Acres: 1.00 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/13/2026 BY SYS																																										