OCHLOCKNEE SHORES
SECTION C LOT 11
OR 24 P 652 OR 58 P 201

NIXON JOHN H/NIXON CATHERINE
6394 BELGRAND DR
TALLAHASSEE, FL 32312

2024

07-6S-01W-027-04697-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	27.100	1.60/	

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

441 MASHES SANDS RD, PANACEA

BLD DATE	11/04/2004	MMNM	LGL DATE		
XF DATE	03/27/2013	KLSR	LAND DATE	02/18/2020	MMNM
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	0
TOTAL LAND VALUE - MARKET	124,000
TOTAL MARKET VALUE	124,000
SOH/AGL Deduction	17,520
ASSESSED VALUE	106,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,480
TOTAL JUST VALUE	124,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,000

1/1/2019

PROVIDED PICS OF REMOVAL OF XFOBS PRIOR TO
R200089 & 90- DEMOLISHED XFOBS PER OWNER
DEMO XFOB #1 AND #2 PER 5YR PCL CK BY MM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR23-000140	SFD		02/16/2024
20061315	DEMO SFD	0	08/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/0620	1/22/2014	WD	Q	V	01	90,000
GRANTOR: CLEWIS KEVIN R & ROBI						
GRANTEE: NIXON JOHN H & CATH						
0869/0069	12/22/2011	WD	U	V	12	75,000
GRANTOR: CENTENNIAL BANK						
GRANTEE: CLEWIS KEVIN R TRUS						

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			78.00	280.00	1.00	LT		1.00	1.00	0.80	155,000.00	124,000.00	124,000							

REVIEW DATE 02/18/2020 BY MMNM Total Acres: 0.50 Total Land Value: 124,000 Market: 0 Agricultural: 0 Common: 124,000 PRINTED 05/06/2026 BY SYS