OCHLOCKNEE SHORES
SECTION D LOT 16
OR 24 P 309 OR 446 P 147

MCCOY DEBRA S/MCCOY RANDALL E
7860 W TENNESSEE ST
TALLAHASSEE, FL 32304

2024

07-6S-01W-027-04739-000

BUILDING CHARACTERISTICS

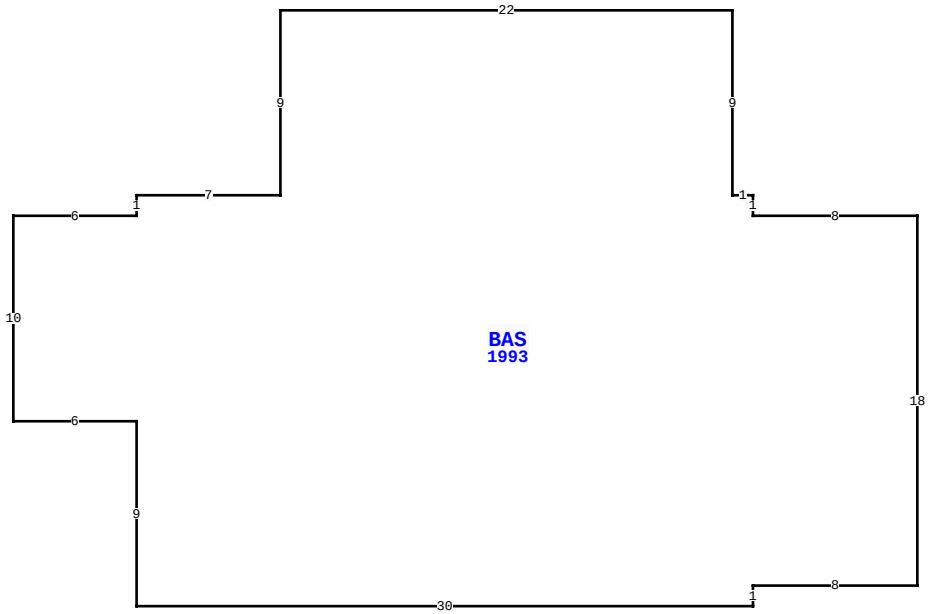
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 80
Exterior Wall	05	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,002	100	1993	1,002	80,475
TOTALS	1,002			1,002	80,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,002	87.4800	132.97	133,236	1950	1990	0	0	0	39.60	60.40

1 SINGLE FAM 0% - 0 Heated Area: 1002 HX Base Yr



579 MASHES SANDS RD, PANACEA

BLD DATE	02/19/2020 MMJT	LGL DATE	
XF DATE	02/19/2020 MMJT	LAND DATE	02/19/2020 MMJT
INC DATE		AG DATE	

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	0211	CONCRETE W	0	0	0	0	262.00	SF	9.60	9.60	100	2000	2000	3	20	503	
2	0170	GARAGE UNF	0	0	21	24	504.00	SF	40.00	40.00	100	1980	1980	3	20	4,032	
3	0872	SEAWALL VI	0	0	0	0	80.00	LF	60.80	60.80	100	2009	2009	3	39	1,897	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,475
TOTAL MARKET OB/XF VALUE	6,432
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	241,907
SOH/AGL Deduction	21,413
ASSESSED VALUE	220,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,494
TOTAL JUST VALUE	241,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,699

5 YR PRCL CK, CHG EXW, EYB.

DEL XFOB LN 4

5 YR PRCL CH, CORR EXW, QUAL, PU CORR TRAV,

SOH PORTED TO LEON CO.2013 FOR MCCOY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009568	SEAWALL-CO	0	07/02/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0446/0147	6/06/2002	QC	U	I		100

GRANTOR: SWEARINGEN JAMES T &

GRANTEE: MCCOY DEBRA S & RAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N1 W1 N9 W22 S9 W7 S1 W6 S10 E6 S9 E30 N1 E8 N18$.

LAND DESCRIPTION

TOTAL OB/XF 6,432

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	000132	C	SFR RIVER	0			80.00	276.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

REVIEW DATE 01/01/2023 BY JS Total Acres: 0.51 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 04/29/2026 BY SYS