12 4S 2W P-22-M-49D
ACROSS NE COR OF A 18 ACRE
TRACT DEEDED TO LOUVENIE

FRANKLIN FREDDIE II/FRANKLIN DELON ETAL
3513 TOUCAN DR
TALLAHASSEE, FL 32305

2024

12-4S-02W-000-01917-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	08
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

249 DONALDSON WILLIAMS RD, CRAWFORDVILLE

BLD DATE	10/11/2017 MMSR	LGL DATE	
XF DATE		LAND DATE	10/11/2017 MMSR
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	48,365
TOTAL MARKET VALUE	48,365
SOH/AGL Deduction	10,498
ASSESSED VALUE	37,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,867
TOTAL JUST VALUE	48,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,365

5-YR PARCEL CHECK; NO CHANGES

FLOOD, NO VALUE

BASE LEFT, NO SIDING, MH DESTROYED IN 2012

5 YR PRCL CH, DEMO OLD SFD, ONLY FRAMING &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
020509	N/A	0	01/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0198	3/21/2022	QC	U	I	11	100
GRANTOR: GREEN FLAVOUS SR & EF						
GRANTEE: FRANKLIN FREDDIE II						
0873/0061	2/27/2012	QC	U	I	11	100
GRANTOR: GREEN FLAVOUS SR & EF						
GRANTEE: GREEN FLAVOUS 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			0.00	0.00	5.69	AC		1.00	1.00	1.00	8,500.00	8,500.00	48,365							

REVIEW DATE 06/23/2022 BY MMLH Total Acres: 5.69 Total Land Value: 48,365 Market: 0 Agricultural: 0 Common: 48,365 PRINTED 05/06/2026 BY SYS