

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 | | | | | | | | | | 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: 3 Tax Dist: STANDARD 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 & | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>020509</td> <td>N/A</td> <td>0</td> <td>01/08/1996</td> </tr> </tbody> </table> | | | | | | | | | | PERMIT NUM | DESCRIPTION | AMT | ISSUED | 020509 | N/A | 0 | 01/08/1996 | | | | | | | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 020509 | N/A | 0 | 01/08/1996 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1257/0198</td> <td>3/21/2022</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> 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 | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1257/0198 | 3/21/2022 | QC | U | I | 11 | 100 | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1257/0198 | 3/21/2022 | QC | U | I | 11 | 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>BLD DATE</th> <td>10/11/2017</td> <th>MMSR</th> <th>LGL DATE</th> <td></td> <th>LAND DATE</th> <td>10/11/2017</td> <th>MMSR</th> </tr> <tr> <th>XF DATE</th> <td></td> <th>INC DATE</th> <th>AG DATE</th> <td></td> </tr> </thead> </table> | | | | | | | | | | BLD DATE | 10/11/2017 | MMSR | LGL DATE | | LAND DATE | 10/11/2017 | MMSR | XF DATE | | INC DATE | AG DATE | | | | | | | | |
| BLD DATE | 10/11/2017 | MMSR | LGL DATE | | LAND DATE | 10/11/2017 | MMSR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| XF DATE | | INC DATE | AG DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | 249 DONALDSON WILLIAMS RD, CRAWFORDVILLE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th colspan="10">TOTAL OB/XF</th> <th colspan="10">0</th> </tr> </thead> </table> | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | 0 | | | | | | | | | |
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| REVIEW DATE 06/23/2022 BY MMLH Total Acres: 5.69 Total Land Value: 48,365 Market: 0 Agricultural: 0 Common: 48,365 PRINTED 06/24/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |