

PARCEL IN THE NE4 OF NE4 BEING
5 ACRES DESC IN OR628 P154
PRIOR DEED REFS:

ANDERSON CHRISTOPHER D/ANDERSON JULIA
1753 BROWN ST
TALLAHASSEE, FL 32308

2024

12-5S-03W-000-00658-003



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 0 TOTAL LAND VALUE - MARKET 36,125 TOTAL MARKET VALUE 36,125 SOH/AGL Deduction 0 ASSESSED VALUE 36,125 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 36,125 TOTAL JUST VALUE 36,125 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 36,125 MM 2022 5 YR CK NC MC OR 1257 C 517 5 YR PRCL CK, N/C ADD CHG PER TCO										
DOR CODE 0000 VACANT RESIDENTIAL																	PERMIT NUM DESCRIPTION AMT ISSUED										
MAP NUM 5 MKT AREA 01																											
NEIGHBORHOOD/LOC 000 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA OFF RECORD Number DATE TYPE INST Q / I V / I RSN CD SALE PRICE 1351/0433 3/01/2024 WD Q V 01 73,200 GRANTOR: WARD REAL PROPERTY SE GRANTEE: ANDERSON CHRISTOPHE 1300/0249 2/08/2023 WD Q I 01 45,000 GRANTOR: JONES ANDREW WESLEY GRANTEE: WARD REAL PROPERTY										
TOTALS																	BUILDING NOTES										
EXTRA FEATURES						PULLBACK RD, SOPCHOPPY											BUILDING DIMENSIONS										
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											
																	BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE										
																	10/29/2018 MMJT										
																	0										
LAND DESCRIPTION																	TOTAL OB/XF										
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	5.00	AC		1.00	1.00	0.85	8,500.00	7,225.00	36,125										
REVIEW DATE 12/14/2022 BY MMLA Total Acres: 5.00 Total Land Value: 36,125 Market: 0 Agricultural: 0 Common: 36,125 PRINTED 04/08/2026 BY SYS																											