DARSEY VILLAGE PART OF TRACT 1
INDIAN SUMMER LOT 3
OR 58 P 337 OR 71 P 606

VALENTINE JAMES A
1735 CANADIAN GEESE TRL
TALLAHASSEE, FL 32317

2024

12-5S-03W-194-00734-A03

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	02
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

TREBOR LN, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2019 MMSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,500
TOTAL MARKET VALUE	25,500
SOH/AGL Deduction	14,500
ASSESSED VALUE	11,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,000
TOTAL JUST VALUE	25,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,000

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

CHG LAND VALUE PER JB

CHG MAIL.ADD. PER USPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0906/0403	3/28/2013	WD	Q	V	01	12,300
GRANTOR: DAVIS STEVE D & TAMMY						
GRANTEE: VALENTINE JAMES A						
0304/0333	7/14/1997	WD	Q	V		4,000
GRANTOR: DARSEY ROBERT W						
GRANTEE:						

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	1.00	LT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 06/26/2019 BY MMSR Total Acres: 1.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 04/01/2026 BY SYS