WHITE BEACH SUB
LOT 11 ALSO ALL LAND LYING
BETWEEN N END OF S BOUNDARY

FRANKLIN GRAYLAN D/PHILIPP DIANNA L
9360 SW 177 ST
PALMETTO BAY, FL 33157

2024

12-6S-02W-032-03891-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	32.00	1.25/	

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

2709 SURF RD, PANACEA

BLD DATE	07/01/2005	MMFS	LGL DATE	
XF DATE	09/27/2018	MMJT	LAND DATE	09/27/2018 MMJT
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	165,000
TOTAL MARKET VALUE	165,000
SOH/AGL Deduction	0
ASSESSED VALUE	165,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,000
TOTAL JUST VALUE	165,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,950

5 YR CH MM 5/15/23 UPDATE XFOB & PUSE
5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
CORR.SPELLING OF LAST NAMES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001266	REPLACE DOCK, WAL		01/12/2024
2005415	DEMOLISH SFD	0	03/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0016	6/06/2023	WD	Q	V	01	295,000
GRANTOR: YUHAS JOSEPH						
GRANTEE: FRANKLIN GRAYLAN D						
1106/0659	4/09/2019	WD	Q	V	01	116,800
GRANTOR: ROBBINS CLIFTON W III						
GRANTEE: YUHAS JOSEPH						

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	000003	C	VAC OCH RIVE	0			100.00	238.00	100.00	FF		1.00	1.00	1.00	1,650.00	1,650.00	165,000							

REVIEW DATE 05/15/2023 BY MMAK Total Acres: 0.55 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 04/01/2026 BY SYS