

P-18-2-M-59B
 1.84 AC M/L IN THE NW QUARTER
 OF SEC 18-3S-1W BEING ON

FOLSOM DIXIE COLEMAN
 2648 NEZ PERCE TRAIL
 TALLAHASSEE, FL 32303

2024

18-3S-01W-000-04478-002


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 18,400 TOTAL MARKET VALUE 18,400 SOH/AGL Deduction 6,155 ASSESSED VALUE 12,245 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,245 TOTAL JUST VALUE 18,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 18,400 JS 2022 5 YR CK NC 5 YR PRCL CK, N/C 5 YR PRCL CK, N/C DEL MH SITE,CHG CODE TO VAC PROP;5 YR PRCL CK PERMIT NUM DESCRIPTION AMT ISSUED 020911 N/A 0 05/03/1996 SALES DATA OFF RECORD TYPE Q V RSN SALE Number INST U I / I CD PRICE 0169/0298 8/30/1990 WD U V 100 GRANTOR: GRANTEE: BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE 0000 VACANT RESIDENTIAL																															
MAP NUM 2 MKT AREA 10																															
NEIGHBORHOOD/LOC 000 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										WHIDDON LAKE RD, CRAWFORDVILLE																					
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															
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	1.84	AC		1.00	1.00	1.00	10,000.00	10,000.00	18,400														
REVIEW DATE 12/12/2022 BY JSLA Total Acres: 1.84 Total Land Value: 18,400 Market: 0 Agricultural: 0 Common: 18,400 PRINTED 04/08/2026 BY SYS																															