ROBERTS COMMERCIAL PARK
LOT 4 CONT 1.43 AC
OR 48 P 498 OR 309 P 220

YULAN PROPERTIES, LLC./BRISTER CAROLYN J
325 MEADOW RIDGE DR
TALLAHASSEE, FL 32312

2024

19-3S-01W-193-04524-B04

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	04/02/2019 RTSS
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	50,000
SOH/AGL Deduction	0
ASSESSED VALUE	50,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,000
TOTAL JUST VALUE	50,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

5 YR PRCL CK, N/C
COA PER NOTE FROM TC
5 YR PRCL CK, N/C
PU ST LOCATION (BEHIND SUPER LUBE),5 YR CK,NC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1224/0685	8/17/2021	WD	Q	V	05	87,500
GRANTOR: WALTZ WENDY AKA BRIST						
GRANTEE: YULAN PROPERTIES, L						
0309/0220	9/22/1997	WD	Q	V		58,350
GRANTOR: BRISTER WENDI M & CAR						
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	001000	C	VAC COMMERCI	0			361.00	173.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/02/2019 BY RTSS Total Acres: 1.43 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 03/25/2026 BY SYS