RIVER PLANTATION ESTATES
BLOCK A LOT 26
OR 81 P 214&482 OR 90 P 108

GINALDI ROBIN BROCK/BAGGETT LAMAR
6726 CARANDOLET LN
TALLAHASSEE, FL 32312

2024

20-3S-01E-154-05398-A26

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	154.00	1.45/	

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

RIVER PLANTATION RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2019 RTSS
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	145,000
TOTAL MARKET VALUE	145,000
SOH/AGL Deduction	13,000
ASSESSED VALUE	132,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,000
TOTAL JUST VALUE	145,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,000

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

LAND VAL CHG PER DOR STUDY 4/11/05

SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1367/0778	7/01/2024	WD	Q	I	01	310,000
GRANTOR: YILMAZ GOKHAN						
GRANTEE: GINALDI ROBIN BROCK						
1187/0771	1/06/2021	WD	Q	V	01	140,000
GRANTOR: VAUGHN RUSSELL						
GRANTEE: YILMAZ GOKHAN						

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	145,000.00	145,000.00	145,000							

REVIEW DATE 04/30/2019 BY RTSS Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 04/22/2026 BY SYS