P-1-14-M-61 A 2 AC TRACT
LOCATED IN THE NE CORNER OF
THE NW 1/4 OF SECTION 22

PARKS LEIGH ANN
2001 QUEENSWOOD DR
TALLAHASSEE, FL 32303

2024

22-2S-01W-000-03942-014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	2	MKT AREA	11
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

161 ROYAL OAKS CT, CRAWFORDVILLE

BLD DATE	11/13/2007	HC	LGL DATE		
XF DATE	11/13/2007	HC	LAND DATE	08/03/2017	RTSR
INC DATE			AG DATE		

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

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	21,000
TOTAL MARKET VALUE	21,000
SOH/AGL Deduction	7,690
ASSESSED VALUE	13,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,310
TOTAL JUST VALUE	21,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,000

5-YR PARCEL CHECK; NO CHANGES

2021 TRIM RETURNED TO SENDER; POBX CLOSED

5 YR PRCL CH, N/C

TC COA FORM W/FWD INFO FROM USPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0742	8/06/2024	WD	Q	V	01	70,000
GRANTOR: BRYAN STACY LYNN						
GRANTEE: PARKS LEIGH ANN						
1346/0166	2/07/2024	TD	U	V	11	35,000
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: BRYAN STACY LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

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	2.00	AC		1.00	1.00	1.00	10,500.00	10,500.00	21,000							

REVIEW DATE 04/11/2021 BY MMLH Total Acres: 2.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 04/01/2026 BY SYS