22-2S-1W CYPRESS COVE LOT 14
OR 67 P 221 OR 195 P 458
OR 203 P 577 OR 229 P 257

ANDERSON ERIC
10079 SPRING SINK RD
TALLAHASSEE, FL 32305

2024

22-2S-01W-185-03945-A14

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

145 ROYAL OAKS CT, CRAWFORDVILLE

BLD DATE	08/15/2017	RTSR	LGL DATE	
XF DATE	05/12/2021	MMJS	LAND DATE	05/12/2021 MMJS
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	2,984
TOTAL LAND VALUE - MARKET	25,500
TOTAL MARKET VALUE	28,484
SOH/AGL Deduction	8,727
ASSESSED VALUE	19,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,757
TOTAL JUST VALUE	28,484
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,071

DEMO COMPLETE PU XFOB LN 4

DEL XFOB LN 4

5 YR PRCL CH, MH COMPLETELY DESTROYED BY FIRE

COA PER OWNER PHONE CALL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000373	DEMO-CO	0	04/07/2021
18000277	MECH	0	07/06/2018
18497	N/A	0	05/12/1994
18568	N/A	0	05/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1120/0725	8/09/2019	OD	U	I	11	100
GRANTOR: THE ESTATE OF MARY FR						
GRANTEE: ANDERSON ERIC						
0203/0577	12/02/1992	CD	U	V		12,500
GRANTOR: FERRELL RALPH C & DRA						
GRANTEE: ANDERSON DONNIE M &						

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
1	0620	WOOD UTL B	0	0	12	24	288.00	SF	6.00	6.00	100	1994	1994	3	20	346	
2	0080	4' CHAINLI	0	0	0	0	216.00	LF	13.00	13.00	100	1996	1996	3	20	562	
3	0940	OPEN SHED	0	0	12	16	192.00	SF	4.00	4.00	100	2000	2000	3	20	154	
4	0620	WOOD UTL B	0	0	30	12	360.00	SF	6.00	6.00	100	2020	2020	3	89	1,922	

LAND DESCRIPTION

TOTAL OB/XF 2,984

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	25,500.00	25,500.00	25,500							

REVIEW DATE 05/12/2021 BY MMJS Total Acres: 0.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 04/01/2026 BY SYS