P-6-12-M-53D
A PARCEL OF LAND IN THE NW1/4
OF THE SE1/4 ON THE EAST SIDE

PRICE STANLEY D/KNOWLES LEE AS TIC
645 CARIBBEAN WAY
NICEVILLE, FL 32578

2024

24-5S-02W-000-02973-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	04
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

ALISON AVE, PANACEA

BLD DATE		LGL DATE	
XF DATE	11/29/2018 MMTP	LAND DATE	11/29/2018 MMTP
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	100,000
SOH/AGL Deduction	84,693
ASSESSED VALUE	15,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,307
TOTAL JUST VALUE	100,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,400

5YR PRCL CK NC MM

5 YR PRCL CK N/C

5 YR PRCL CK N/C

WAKULLA CO. OR 875 P 87-89 & OR 875 P 90

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1015/0619	10/28/2016	WD	U	V	37	35,000
GRANTOR: GERRELL MATTHEW, CARY						
GRANTEE: PRICE STANLEY D & K						
0875/0091	3/15/2012	WD	U	V	19	17,000
GRANTOR: ESTATE OF CAROLANN DE						
GRANTEE: GERRELL MATTHEW, CA						

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		R1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 10/03/2022 BY MMLW Total Acres: 2.30 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 04/01/2026 BY SYS