25-4S-2W P-38-M-51
2.53 AC IN NE 1/4 OF SE 1/4
OR 15 P 75 & OR 16 P 246

REDD FAMILY PARTNERSHIP LLLP/
C/O LAW, REDD, CRONA & MUNROE, 2648 LUCERNE DR
TALLAHASSEE, FL 32303

2024

25-4S-02W-000-02127-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM	4	MKT AREA	08
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

COASTAL HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/23/2018 MMJT
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	24,700
TOTAL MARKET VALUE	24,700
SOH/AGL Deduction	8,262
ASSESSED VALUE	16,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,438
TOTAL JUST VALUE	24,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,700

MM 2022 5 YR CK NC
5 YR PRCL CK, N/C
COA PER TCO
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1148/0039	4/16/2020	WD	U	V	18	25,000
GRANTOR: REDD FAMILY PARTNERSH						
GRANTEE: STATE OF FLORIDA DE						
0403/0375	3/28/2001	WD	U	V		100
GRANTOR: REDD ODELL						
GRANTEE: FAMILY PARTNERSHIP						

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		C2	0.00	0.00	2.47	AC		1.00	1.00	1.00	10,000.00	10,000.00	24,700							

REVIEW DATE 11/15/2022 BY MMLA Total Acres: 2.47 Total Land Value: 24,700 Market: 0 Agricultural: 0 Common: 24,700 PRINTED 04/29/2026 BY SYS