AQUA DE VIDA
BLOCK E LOT 4
DB 56 P 79 & OR 77 P 988

DIANE MARIE CARR TRUST/CARR DIANE MARIE TRUSTEE
987 RIVER VIEW TRAIL
TALLAHASSEE, FL 32310

2024

25-5S-02W-046-03347-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	46.00	1.25/	

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

MISSISSIPPI AVE, PANACEA

BLD DATE		LGL DATE	
XF DATE	03/15/2006 KLFS	LAND DATE	01/25/2019 MMSS
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	12,625
TOTAL MARKET VALUE	12,625
SOH/AGL Deduction	6,025
ASSESSED VALUE	6,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,600
TOTAL JUST VALUE	12,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,000

5 YR PRCL CK, N/C

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

N/C, STILL VACANT, 5 YR PRCL CK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/0316	8/08/2021	WD	Q	I	05	20,000
GRANTOR: FISCHERA LAWRENCE & S						
GRANTEE: CARR DIANE TRUSTEE						
0469/0629	1/03/2003	WD	U	I		29,000
GRANTOR: FRAZEN LAVERN L & EDI						
GRANTEE: FISCHERA LAWRENCE &						

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			60.00	125.00	1.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	12,625							

REVIEW DATE 01/25/2019 BY MMSS Total Acres: 0.17 Total Land Value: 12,625 Market: 0 Agricultural: 0 Common: 12,625 PRINTED 04/01/2026 BY SYS