AQUA DE VIDA BLOCK F LOT 3
DB 47 P 37 OR 335 P 369
OR 951 P 535

BAI JUSTINE
447 MASHES SANDS RD
OCHLOCKONEE, FL 32346-2743

**2024**

**25-5S-02W-046-03369-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

CHIPOLA AVE, PANACEA

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 01/24/2019 MMSS |
| INC DATE | | AG DATE | |

## 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 | 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 |

COA PER USPS FORM 3547

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0951/0535 | 9/04/2014 | WD | U | V | 30 | 100 |
| GRANTOR: J.J. ARMADILLO, INC. | | | | | | |
| GRANTEE: BAI JUSTINE | | | | | | |
| 0335/0369 | 9/30/1998 | WD | Q | V | | 2,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 01/24/2019 BY MMSS Total Acres: 0.17 Total Land Value: 12,625 Market: 0 Agricultural: 0 Common: 12,625 PRINTED 06/17/2026 BY SYS