**AQUA DE VIDA**
BLOCK H LOT 16
DB 48 P 43 & OR 69 P 577

**FRASER LUCIE F**
3131 HUNTINGTON WOODS BLVD
TALLAHASSEE, FL 32303

**2024**

**25-5S-02W-046-03403-000**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

ALAPAHA AVE, PANACEA

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 01/18/2019 MMSS |
| XF DATE | | LAND DATE | |
| 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 |

COA PER NCOA REPORT
5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
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 |
|---|---|---|---|---|---|---|
| 0384/0117 | 6/30/2000 | WD | U | V | | 100 |
| GRANTOR: FRASER LUCIE F | | | | | | |
| GRANTEE: | | | | | | |
| 0069/0577 | 5/01/1979 | WD | U | V | | 1,800 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## 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 01/18/2019 BY MMSS Total Acres: 0.17 Total Land Value: 12,625 Market: 0 Agricultural: 0 Common: 12,625 PRINTED 06/24/2026 BY SYS