

AQUA DE VIDA BLK N LOT 31
 OR 29 P 306 & OR 60 P 56
 OR 10 P 655 OR 350 P 811

PETRANDIS LEE/COBB RICHARD D
 6227 BUCK RUN CIR
 TALLAHASSEE, FL 32312

2024

25-5S-02W-046-03465-031



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																		
														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																																	
														ADD CHG PER OWNER VIA PHONE 668-5994																																	
														PERMIT NUM		DESCRIPTION				AMT		ISSUED																									
														2008123		DEMO SFD				0		02/13/2008																									
														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																																	
														EXTRA FEATURES																																	
														MISSISSIPPI AVE, PANACEA																																	
														BLD DATE 03/06/2008		MMFS		LGL DATE																													
														XF DATE 07/18/2008		MMSR		LAND DATE		02/05/2019 MMSS																											
														INC DATE		AG DATE																															
L N		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																	
														TOTAL OB/XF 0																																	
														LAND DESCRIPTION																																	
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		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 02/05/2019 BY MMSS																																	
														Total Acres: 0.17																																	
														Total Land Value: 12,625																																	
														Market: 0																																	
														Agricultural: 0																																	
														Common: 12,625																																	
														PRINTED 06/24/2026 BY SYS																																	

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0586/0876	4/05/2005	WD Q	Q	I	02	27,900			
GRANTOR: MADDOX & ET AL									
GRANTEE: PETRANDIS/COBB									

BUILDING NOTES									

BUILDING DIMENSIONS									