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

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	03/06/2008	MMFS	LGL DATE	
XF DATE	07/18/2008	MMSR	LAND DATE	02/05/2019 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

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0586/0876	4/05/2005	WD	Q	I	02	27,900

GRANTOR: MADDOX & ET AL
GRANTEE: PETRANDIS/COBB

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 02/05/2019 BY MMSS Total Acres: 0.17 Total Land Value: 12,625 Market: 0 Agricultural: 0 Common: 12,625 PRINTED 04/22/2026 BY SYS