AQUA DE VIDA
BLOCK N LOTS 23 & 24
DB 46 P 281 & OR 77 P 317

SIMPSON JAMES WEBB/SIMPSON NOELLE
4765 MEDLAR RD
MIAMISBURG, OH 45342

2024

25-5S-02W-046-03477-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC RES / WXFOBS	
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	02/05/2019 MMJT	LGL DATE	02/05/2019 MMJT
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	2,279
TOTAL LAND VALUE - MARKET	25,250
TOTAL MARKET VALUE	27,529
SOH/AGL Deduction	0
ASSESSED VALUE	27,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,529
TOTAL JUST VALUE	27,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,279

5 YR PRCL CK, PICKED UP XFOB LN 3
OD UTL BLD TO THIS PRCL.
5 YR PRCL CK, PER CHG ON 03470-000 - MOVED WO
5 YR PRCL CH, PU XFOB LN 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/0872	11/17/2023	WD	Q	I	01	20,000
GRANTOR: LANGFORD ROBERT F JR						
GRANTEE: SIMPSON JAMES WEBB						
0856/0665	7/07/2011	WD	U	V	12	33,000
GRANTOR: WAKULLA BANK						
GRANTEE: LANGFORD ROBERT F J						

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
1	0030	BARN,POLE	0	0	42	21	882.00	SF	9.00	9.00	100	1983	1983	3	20	1,588	
2	0210	CONCRETE D	0	0	30	16	480.00	SF	6.00	6.00	100	1990	1990	3	20	576	
3	0620	WOOD UTL B	0	0	16	6	96.00	SF	6.00	6.00	100	1980	1980	3	20	115	

LAND DESCRIPTION

TOTAL OB/XF 2,279

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	000700	C	MISC RES	0			60.00	125.00	2.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	25,250							

REVIEW DATE 02/05/2019 BY MMJT Total Acres: 0.17 Total Land Value: 25,250 Market: 0 Agricultural: 0 Common: 25,250 PRINTED 04/22/2026 BY SYS