AQUA DE VIDA
BLOCK O N 1/2 OF LOT 26 &
ALL OF LOT 27

ROCK LANDING MARINA LLC
12737 FORREST DR
EDINBORO, PA 16412

2024

25-5S-02W-046-03502-000

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

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	1,129
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	21,129
SOH/AGL Deduction	10,877
ASSESSED VALUE	10,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,252
TOTAL JUST VALUE	21,129
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,236

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

TO VACANT, PU PHY ADD

5 YR PRCL CH, PU XFOB LN 1, CHG LAND CODE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/0418	5/27/2011	WD	U	V	12	1,035,800
GRANTOR: WAKULLA BANK / FDIC						
GRANTEE: ROCK LANDING MARINA						
0834/0402	8/18/2010	WD	U	V	12	1,300,000
GRANTOR: NICHOLAS J DONALD & P						
GRANTEE: WAKULLA BANK						

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	0110	CHAINLINK	0	0	0	0	215.00	LF	25.00	25.00	100	2003	2003	3	21	1,129	

LAND DESCRIPTION

TOTAL OB/XF 1,129

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	001010	C	COMM ACRGE	0		C2	30.00	125.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	001010	C	COMM ACRGE	0			70.00	125.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 02/05/2019 BY MMJT Total Acres: 0.29 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 06/24/2026 BY SYS