P-15-16-M-66 0.90AC M/L IN
THE NW 1/4 OF SECT 26 BEING ON
WEST BOUNDARY OF OLD SHELL

ELLIS DANNY LEE ESTATE
2598 ST AGUSTINE RD
MONTICELLO, FL 32344

**2024**

**26-2S-01W-000-04063-016**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| MAP NUM | 1 | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

EMILY LN, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 10/24/2017 RTRT | LGL DATE | 10/24/2017 RTRT |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 154 |
| TOTAL LAND VALUE - MARKET | 9,000 |
| TOTAL MARKET VALUE | 9,154 |
| SOH/AGL Deduction | 3,467 |
| ASSESSED VALUE | 5,687 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,687 |
| TOTAL JUST VALUE | 9,154 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 9,174 |

COA PER NCOA REPORT
5 YR PRCL CK NC
(SEE SCAN ON PRCL 04064-015)
PAID TO COME IN A PUT IN ANOTHER REQ.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1016/0546 | 11/07/2018 | QC | U | V | 30 | 35,000 |
| GRANTOR: MILLER WENDELL & CYNT | | | | | | |
| GRANTEE: ELLIS DANNY LEE | | | | | | |
| 0394/0056 | 11/15/2000 | WD | Q | V | | 12,000 |
| GRANTOR: | | | | | | |
| GRANTEE: MILLER WENDALL & CY | | | | | | |

### 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 | 0600 | GRN HSE FA | 0 | 0 | 8 | 16 | 128.00 | SF | 4.00 | 4.00 | 100 | 2007 | 2007 | 3 | 30 | 154 | |

## LAND DESCRIPTION

TOTAL OB/XF 154

| 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 | | | 0.00 | 0.00 | 0.90 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 9,000 | | | | | | | |

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 0.90 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 04/08/2026 BY SYS