LAKE ELLEN ESTATES UNIT 1
BLOCK 3 LOTS 25,26, 27 & 28
OR 1 P 896 OR 4 P 489

TOLOUIAN AUDREY/TOLOQUIAN RAMIN
5141 E OAKMONT DR
TUCSON, AZ 85718

2024

26-4S-02W-022-02229-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	22.00	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

80 FRANKLIN DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2018 MMJT
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	22,500
SOH/AGL Deduction	14,514
ASSESSED VALUE	7,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,986
TOTAL JUST VALUE	22,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,500

5YR CK NC JS
COA PER WAK TCO.
5 YR PRCL CK, N/C
ADD CHG PER USPS FORM 3547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0969/0325	5/01/2015	QC	U	V	11	100
GRANTOR: COOPER JOHN						
GRANTEE: TOLOUIAN AUDREY & R						
0969/0322	5/01/2015	QC	U	V	11	100
GRANTOR: COOPER JOHN						
GRANTEE: TOLOUIAN AUDREY & R						

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			50.00	100.00	1.00	LT		1.00	1.00	1.50	7,500.00	11,250.00	11,250							
2	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.50	7,500.00	11,250.00	11,250							

REVIEW DATE 06/09/2023 BY JSLW Total Acres: 0.11 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/06/2026 BY SYS