

LAKE ELLEN ESTATES UNIT 1  
 BLOCK 7 LOT 6  
 OR 22 P 573

PONDEROSA HOMES, INC  
 P O BOX 601  
 ST MARKS, FL 32355

2024

26-4S-02W-022-02362-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
																		VALUATION BY		STANDARD																									
																		Tax Group: 3		Tax Dist:																									
																		BUILDING MARKET VALUE		0																									
																		TOTAL MARKET OB/XF VALUE		0																									
																		TOTAL LAND VALUE - MARKET		7,500																									
																		TOTAL MARKET VALUE		7,500																									
																		SOH/AGL Deduction		4,838																									
																		ASSESSED VALUE		2,662																									
																		TOTAL EXEMPTION VALUE		0																									
																		BASE TAXABLE VALUE		2,662																									
																		TOTAL JUST VALUE		7,500																									
																		NCON VALUE		0																									
																		INCOME VALUE		0																									
																		PREVIOUS YEAR MKT VALUE		5,000																									
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																																													
EXTRA FEATURES																				PAM DR, CRAWFORDVILLE																									
																				BLD DATE																				LGL DATE		04/18/2018		MMJT	
																				XF DATE																				LAND DATE					
																				INC DATE																				AG DATE					
L N	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															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	7,500.00	7,500.00	7,500																												
REVIEW DATE 06/28/2023 BY MMLW Total Acres: 0.00 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/13/2026 BY SYS																																													

SALES DATA										
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1349/0251	2/15/2024	WD	Q	V	01	16,500				
GRANTOR: CHUNG RONALD A										
GRANTEE: PONDEROSA HOMES, IN										
BUILDING NOTES										
BUILDING DIMENSIONS										