

LAKE ELLEN PROPER  
 BLOCK G LOT 28  
 OR 131 P 488 OR 1354 179

PONDEROSA LAND VENTURES LLC  
 PO BOX 601  
 ST MARKS, FL 32355

2024

26-4S-02W-108-02183-G28



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 0 ASSESSED VALUE 7,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,500 TOTAL JUST VALUE 7,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE										
DOR CODE			0000 VACANT RESIDENTIAL													PER BUSN OWNR BY PHONE, MARK PRICE, MAIL ADDR UPDA									
MAP NUM			5			MKT AREA			08			SPLIT LOT 28 TO 02183-G28 & LOT 29 02183-G29 FROM													
NEIGHBORHOOD/LOC			108.00			1.25/																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1354/0179 3/28/2024 WD Q V 01 90,000 GRANTOR: JONES WILLIAM MERWYN GRANTEE: PONDEROSA LAND VENT									
TOTALS						HENRY DR, CRAWFORDVILLE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE									
EXTRA FEATURES																BUILDING NOTES									
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	BUILDING DIMENSIONS									

LAND DESCRIPTION										TOTAL OB/XF														
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					1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							