SEC. 26-4S-3W LOT 8 OF
OAK PARK SUBDIVISION
OR 223 P 11 & OR 223 P 07

HESTER FORREST TRUST
2736 OAKTREE LN
FT LAUDERDALE, FL 33309

2024

26-4S-03W-174-00423-A08

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	174.00	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

CLAY REVELL RD, SOPCHOPPY

BLD DATE		LGL DATE	10/04/2018 MMJT
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	0
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	21,000
SOH/AGL Deduction	5,600
ASSESSED VALUE	15,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,400
TOTAL JUST VALUE	21,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,000

5 YR PRCL CK NC MM
5 YR PRCL CK, NC
5YR PRCL CK/NO CHG.
5YR PRCL CK/NO CHG.(M.MUSACHIO)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0431/0038	1/11/2002	QC	U	V		100
GRANTOR: HESTER FORREST TRUST						
GRANTEE:						
0223/0007	11/01/1993	WD	Q	V		8,025
GRANTOR:						
GRANTEE:						

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	21,000.00	21,000.00	21,000							

REVIEW DATE 01/12/2023 BY MMLW Total Acres: 0.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 04/29/2026 BY SYS