25.12 ACRES M/L A PRCL LYING
ON THE SOUTH SIDE OF HWY 98
AND EAST SIDE OF HWY 363

PORT LEON HOLDINGS LLC
PO BOX 661
ST MARKS, FL 32355

2024

27-3S-01E-000-05488-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	1	MKT AREA	09
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

COASTAL HWY, ST MARKS

BLD DATE		LGL DATE	
XF DATE	07/22/2021 MMMK	LAND DATE	07/22/2021 MMMK
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	72,620
TOTAL MARKET VALUE	72,620
SOH/AGL Deduction	0
ASSESSED VALUE	72,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,620
TOTAL JUST VALUE	72,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,920

5 YR PRCL CHK, N/C

AG REMOVED NO APP RECVD

S\O TRACT B 25.12 AC FROM 05488-013 B1151P278

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1151/0278	5/18/2020	WD	Q	V	01	62,800

GRANTOR: TRUSTEE OF THE JOHN R

GRANTEE: PORT LEON HOLDINGS

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		RR1	0.00	0.00	20.62	AC		1.00	1.00	1.00	3,500.00	3,500.00	72,170							
2	009404	C	POWER LINE R	0					4.50	AC		1.00	1.00	1.00	100.00	100.00	450							

REVIEW DATE 07/22/2021 BY MMMK Total Acres: 25.12 Total Land Value: 72,620 Market: 0 Agricultural: 0 Common: 72,620 PRINTED 04/01/2026 BY SYS