HUNTERS GLEN PLANTATION PHASE
2 REPLAT OF LOTS 2 3 & 28 OF
PHASE I BEING LOT 2 CONT 23.22

COTTRELL PETER T/COTTRELL BARBARA H
3062 SHAMROCK ST NORTH
TALLAHASSEE, FL 32309

2024

29-3S-01E-268-05506-H02

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

HUNTERS TRCE, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/24/2018 RTJT
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	116,100
TOTAL MARKET VALUE	116,100
SOH/AGL Deduction	54,289
ASSESSED VALUE	61,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,811
TOTAL JUST VALUE	116,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,016

REMOVE FACTOR FOR WET LAND CONDITION
5YR CK VACANT PRCL
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1062/0477	1/24/2018	WD	U	V	30	50,000
GRANTOR: COTTRELL PERER T & BA						
GRANTEE: COTTRELL PETER T &						
0880/0414	5/15/2012	WD	Q	V	01	50,000
GRANTOR: MCCOWN DOROTHY J						
GRANTEE: COTTRELL PETER T &						

BUILDING NOTES

BUILDING DIMENSIONS

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	009900	C	ACREAGE	0			0.00	0.00	23.22	AC		1.00	1.00	1.00	5,000.00	5,000.00	116,100							

REVIEW DATE 01/08/2022 BY ITLW Total Acres: 23.22 Total Land Value: 116,100 Market: 0 Agricultural: 0 Common: 116,100 PRINTED 04/01/2026 BY SYS