32-2S-2E UNREC PLAT OF WD
GERRELL LOTS 13 & 14
OR 27 P 792 & OR 97 P 335

PEPPER LOGAN SAMUEL
1418 COLONIAL DR
TALLAHASSEE, FL 32303

**2024**

32-2S-02E-090-05895-000

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

75 ST MARKS RISE RD, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 05/10/2018 RTJT | LGL DATE | 05/10/2018 RTJT |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0940 | OPEN SHED | 0 | 0 | 12 | 12 | 144.00 | SF | 4.00 | 4.00 | 100 | 2011 | 2011 | 3 | 47 | 271 | |
| 4 | 0940 | OPEN SHED | 0 | 0 | 10 | 10 | 100.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 27 | 108 | |
| 5 | 0375 | WOOD WALK | 0 | 0 | 17 | 3 | 51.00 | SF | 15.00 | 15.00 | 100 | 1993 | 1993 | 3 | 20 | 153 | |
| 6 | 0625 | PORT WD UT | 0 | 0 | 20 | 10 | 200.00 | SF | 0.00 | 0.00 | 100 | 2021 | 2021 | 3 | 93 | 0 | |
| 7 | 0940 | OPEN SHED | 0 | 0 | 12 | 12 | 144.00 | SF | 4.00 | 4.00 | 100 | 2019 | 2019 | 3 | 85 | 490 | |

## WAKULLA COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 1,022 |
| TOTAL LAND VALUE - MARKET | 120,000 |
| TOTAL MARKET VALUE | 121,022 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 121,022 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 121,022 |
| TOTAL JUST VALUE | 121,022 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 121,348 |

JS DEMO/PU XFOBS (PU FOB ALRDY ADDED) 6/20/2023

COMB LOT 13 PRCL 05882-000

OR 1320 P 589 UNITY TITLE

COA RQSTD BY LOGAN PEPPER SEE SCANS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| OBN24-00019 | SFD | | 05/20/2024 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1236/0323 | 11/01/2021 | WD | Q | V | 05 | 140,000 |
| GRANTOR: BAILEY DOUGLAS B | | | | | | |
| GRANTEE: PEPPER LOGAN SAMUEL | | | | | | |
| 0849/0504 | 4/01/2011 | WD | U | V | 37 | 158,500 |
| GRANTOR: BURKE PATRICK A & MAR | | | | | | |
| GRANTEE: BAILEY DOUGLAS B | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

## LAND DESCRIPTION

TOTAL OB/XF 1,022

| 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 | | | 100.00 | 429.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |
| 2 | 000132 | C | SFR RIVER | 0 | | | 100.00 | 428.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 06/20/2023 BY JSAW Total Acres: 1.97 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 04/01/2026 BY SYS