

32 & 5-2S-2E M-86 LOT 28
 GERRELL ESTATES UNIT 2
 OR 37 P 162 OR 96 P 205/482

MCCORVEY EVANGELINE/MCCORVEY RICHARD
 1653 VINTAGE COURT
 TALLAHASSEE, FL 32312

2024

32-2S-02E-090-05924-000



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | WAKULLA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 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 3,337 TOTAL LAND VALUE - MARKET 75,000 TOTAL MARKET VALUE 78,337 SOH/AGL Deduction 9,286 ASSESSED VALUE 69,051 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 69,051 TOTAL JUST VALUE 78,337 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,774 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 2023 TRIM RETURNED NO COA 5 YEAR PRCL CH, N/C 5 YR PRCL CH, CORR PUSE 2017 TRIM RETURNED/UTF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>2009108</td> <td>DCA HOME-VOIDED</td> <td>0</td> <td>02/06/2009</td> </tr> <tr> <td>2008846</td> <td>ELEC FOR WELL</td> <td>0</td> <td>10/02/2008</td> </tr> <tr> <td>31839</td> <td>WLKWAY & BOAT DOC</td> <td>0</td> <td>05/19/2004</td> </tr> </tbody> </table> | | | | | | | | | | PERMIT NUM | DESCRIPTION | AMT | ISSUED | 2009108 | DCA HOME-VOIDED | 0 | 02/06/2009 | 2008846 | ELEC FOR WELL | 0 | 10/02/2008 | 31839 | WLKWAY & BOAT DOC | 0 | 05/19/2004 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2009108 | DCA HOME-VOIDED | 0 | 02/06/2009 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2008846 | ELEC FOR WELL | 0 | 10/02/2008 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 31839 | WLKWAY & BOAT DOC | 0 | 05/19/2004 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th colspan="7">SALES DATA</th> <th>SALE PRICE</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>0702/0279</td> <td>3/15/2007</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>01</td> <td></td> <td>150,000</td> </tr> <tr> <td colspan="8">GRANTOR: INVESTORS REALTY DEVE</td> </tr> <tr> <td colspan="8">GRANTEE: MCCORVEY EVANGELINE</td> </tr> <tr> <td>0639/0402</td> <td>1/30/2006</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>02</td> <td></td> <td>166,500</td> </tr> <tr> <td colspan="8">GRANTOR: REVELL RUFUS B & BARB</td> </tr> <tr> <td colspan="8">GRANTEE: INVESTORS REALTY DE</td> </tr> </tbody> </table> | | | | | | | | | | SALES DATA | | | | | | | SALE PRICE | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | | | 0702/0279 | 3/15/2007 | WD Q | Q | I | 01 | | 150,000 | GRANTOR: INVESTORS REALTY DEVE | | | | | | | | GRANTEE: MCCORVEY EVANGELINE | | | | | | | | 0639/0402 | 1/30/2006 | WD Q | Q | I | 02 | | 166,500 | GRANTOR: REVELL RUFUS B & BARB | | | | | | | | GRANTEE: INVESTORS REALTY DE | | | | | | | |
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| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 0375 | WOOD WALK | 0 | 0 252 3 | 756.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 23 | 2,608 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 0350 | BOATDOCK A | 0 | 0 12 10 | 120.00 | SF | 26.40 | 26.40 | 100 | 2004 | 2004 | GD | 23 | 729 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | TOTAL OB/XF 3,337 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | | | | | | | TOTAL OB/XF 3,337 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 000132 | C | SFR RIVER | 0 | | RR1 | 100.00 | 379.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 04/12/2022 BY JSAK Total Acres: 0.87 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 04/08/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |