34-5S-3W P-6-23-M-22
LYING IN W 1/2 OF NW 1/4
OR 86 P 277 OR 96 P 692

MCMULLEN BERNARD J/MCMULLEN LINDA E
1311 SE 23RD AVE
CAPE CORAL, FL 33990

2024

34-5S-03W-000-01234-023

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	1010.00	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

MACKERY CT, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/15/2019 MMTP
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	20,000
SOH/AGL Deduction	13,950
ASSESSED VALUE	6,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,050
TOTAL JUST VALUE	20,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,000

5 YR PRCL CH, N/C
5 YR PRCL CH, N/C
5 YR PRCK CK, P/U PHY ADD, N/C
3 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0935/0164	2/14/2014	WD	Q	V	05	267,000
GRANTOR: TAFF BETH AS TRUSTEE						
GRANTEE: MCMULLEN BERNARD J						
0781/0563	12/11/2008	QC	Q	V	01	100
GRANTOR: TAFF BETH						
GRANTEE: TAFF BETH AS TRUSTE						

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	UT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 08/15/2019 BY MMTP Total Acres: 1.26 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 06/17/2026 BY SYS