1 AC M/L OF THE NW 1/4 OF
SEC 35 OR 691 P 204
OR 691 P 204 OR 687 P 398

FREEMAN ORLANDER ET AL/MINCEY WALLACE D ETAL
759 BASIN ST APT 117
TALLAHASSEE, FL 32304

2024

35-2S-01W-000-04220-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	1	MKT AREA	01
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

, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/18/2017 RTRT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	15,000
SOH/AGL Deduction	8,345
ASSESSED VALUE	6,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,655
TOTAL JUST VALUE	15,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,000

5YR PRCL CK NC

COA PER WAK TCO

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
0947/0184	5/08/2014	QC	U	V	11	100
GRANTOR: MINCEY BERTHA						
GRANTEE: MINCEY WALLACE D						
0793/0842	4/08/2009	QC	U	V	11	100
GRANTOR: REYNOLDS MARY						
GRANTEE: MINCEY WALLACE, BAR						

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	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 04/01/2026 BY SYS