

VILLAGES OF ST MARKS  
 LOT 59  
 OR 293 P 623 OR 552 P 417

LANH VINCENT/LANH CHANTHAN  
 8109 PRESERVATION RD  
 TALLAHASSEE, FL 32312

2024

35-3S-01E-263-05538-059



| BUILDING CHARACTERISTICS   |            |              |                      |     |           |             |                |                |                | MARKET ADJUSTMENTS |         |             |        |         |  |                |                     |                             |      | WAKULLA COUNTY PROPERTY |      |     |    |        |  |  |  |  |  |
|--|------------|--------------|----------------------|-----|-----------|-------------|----------------|----------------|----------------|--------------------|---------|-------------|--------|---------|--|----------------|---------------------|-----------------------------|------|-------------------------|------|-----|----|--------|--|--|--|--|--|
| 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<br>Tax Group: 2 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 14,000<br>TOTAL MARKET VALUE 14,000<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 14,000<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 14,000<br>TOTAL JUST VALUE 14,000<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 14,000 |                |                     |                             |      |                         |      |     |    |        |  |  |  |  |  |
|  |            |              |                      |     |           |             |                |                |                |                    |         |             |        |         | 5YR PRCL CK NC<br>5 YR PRCL CH, N/C<br>5 YR PRCL CH, N/C<br>COC# R070170 ISSUED  |                |                     |                             |      |                         |      |     |    |        |  |  |  |  |  |
|  |            |              |                      |     |           |             |                |                |                |                    |         |             |        |         | PERMIT NUM DESCRIPTION AMT ISSUED  |                |                     |                             |      |                         |      |     |    |        |  |  |  |  |  |
|  |            |              |                      |     |           |             |                |                |                |                    |         |             |        |         | SALES DATA<br>OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE<br>1328/0328 9/11/2023 WD Q V 05 18,000<br>GRANTOR: JGS INVESTMENT PROPER<br>GRANTEE: LANH VINCENT & CHAN<br>1213/0335 6/09/2021 WD U V 30 100<br>GRANTOR: PEREZ EVAN TRAVIS<br>GRANTEE: JGS INVESTMENT PROP   |                |                     |                             |      |                         |      |     |    |        |  |  |  |  |  |
| TOTALS   |            |              |                      |     |           |             |                |                |                |                    |         |             |        |         | BLD DATE<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>AG DATE<br>12/20/2019 JB   |                |                     |                             |      |                         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES   |            |              |                      |     |           |             |                |                |                |                    |         |             |        |         | WATER OAK WAY, ST MARKS  |                |                     |                             |      |                         |      |     |    |        |  |  |  |  |  |
| 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          |                     |                             |      |                         |      |     |    |        |  |  |  |  |  |
|  |            |              |                      |     |           |             |                |                |                |                    |         |             |        |         |  |                | BUILDING NOTES      |                             |      |                         |      |     |    |        |  |  |  |  |  |
|  |            |              |                      |     |           |             |                |                |                |                    |         |             |        |         |  |                | BUILDING DIMENSIONS |                             |      |                         |      |     |    |        |  |  |  |  |  |
|  |            |              |                      |     |           |             |                |                |                |                    |         |             |        |         |  |                | TOTAL OB/XF 0       |                             |      |                         |      |     |    |        |  |  |  |  |  |
| L N  | USE CODE   | CLS          | LAND USE DESCRIPTION | CAP | R D       | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS    | UNIT TYPE          | D T     | 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           | LT                 |         | 1.00        | 1.00   | 1.00    | 14,000.00  | 14,000.00      | 14,000              |                             |      |                         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 04/11/2021 BY GECT Total Acres: 0.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 04/22/2026 BY SYS |            |              |                      |     |           |             |                |                |                |                    |         |             |        |         |  |                |                     |                             |      |                         |      |     |    |        |  |  |  |  |  |