

HRS LOT 2 P-4-5-M-2
A 5.1 ACRE TRACT ALONG THE
WAKULLA RIVER IN THE NE 1/4

GALLOWAY PHILIP B/GALLOWAY ANNE
141 SE 2ND AVE
CRYSTAL RIVER, FL 34429-4731

2024

00-00-002-000-06082-005

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION	CD	CONSTRUCTION
03	CONCR STEM 100	03	AVERAGE
02	WOOD FRAME 100	0100	SINGLE FAMILY
30	VINYL 100	1	MKT AREA
03	GABLE/HIP 100	000	1.00/
05	COMP SHNGL 100	03	AREA TYPE
03	DRYWALL 100	01	TOTAL GROSS AREA
09	PINE WOOD 50	100	PCT OF BASE
14	CARPET 50	1993	YEAR
03	AIR DUCTED 100	1,240	TOT ADJ AREA
03	CENTRAL 100	89,881	SUBAREA MARKET VALUE
4	4 100	16	AREA TYPE
2.5	2.5 100	10	TOTAL GROSS AREA
0	0 100	2018	YEAR
2	2. 100	16	TOT ADJ AREA
0	0 100	1,160	SUBAREA MARKET VALUE
03	AVERAGE	360	AREA TYPE
0100	SINGLE FAMILY	80	TOTAL GROSS AREA
1	MKT AREA	2018	YEAR
12		288	TOT ADJ AREA
000	1.00/	20,875	SUBAREA MARKET VALUE
03	AVERAGE	200	AREA TYPE
0100	SINGLE FAMILY	30	TOTAL GROSS AREA
1	MKT AREA	1993	YEAR
12		60	TOT ADJ AREA
000	1.00/	4,349	SUBAREA MARKET VALUE
03	AVERAGE	1,224	AREA TYPE
0100	SINGLE FAMILY	100	TOTAL GROSS AREA
1	MKT AREA	1993	YEAR
12		1,224	TOT ADJ AREA
000	1.00/	88,722	SUBAREA MARKET VALUE
03	AVERAGE	126	AREA TYPE
0100	SINGLE FAMILY	20	TOTAL GROSS AREA
1	MKT AREA	2024	YEAR
12		25	TOT ADJ AREA
000	1.00/	1,812	SUBAREA MARKET VALUE
03	AVERAGE		AREA TYPE
0100	SINGLE FAMILY		TOTAL GROSS AREA
1	MKT AREA		YEAR
12			TOT ADJ AREA
000	1.00/		SUBAREA MARKET VALUE
TOTALS		3,326	
		2,855	206,944

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
0100	01	2,855	109.0000	103.55	295,635	1993	1993	0	0	30.00	70.00																		
1 SINGLE FAM 0% - 0 Heated Area: 2752 HX Base Yr																													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>10/29/2018</th> <th>FRSR</th> <th>LGL DATE</th> <th>10/29/2018</th> <th>FRSR</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>10/29/2018</td> <td>FRSR</td> <td>LAND DATE</td> <td>10/29/2018</td> <td>FRSR</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	10/29/2018	FRSR	LGL DATE	10/29/2018	FRSR	XF DATE	10/29/2018	FRSR	LAND DATE	10/29/2018	FRSR	INC DATE			AG DATE		
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INC DATE			AG DATE																										

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				217,182		
TOTAL MARKET OB/XF VALUE				11,308		
TOTAL LAND VALUE - MARKET				100,000		
TOTAL MARKET VALUE				328,490		
SOH/AGL Deduction				0		
ASSESSED VALUE				328,490		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				328,490		
TOTAL JUST VALUE				328,490		
NCON VALUE				9,885		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				321,500		
FR 5YR CK, PU NEW TRAV, DEMO/PU XFOB, CHG SF ON XF						
COA PER USPS- C/O PHILIP GALLOWAY						
4, PU XFOB LN 6-7						
5 YR PRCL CH, PU CORR TRAV, CORR CODE XFOB LN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B23-000875	CONSTRUCT CARPORT	0	08/08/2023			
18000679	ENC PORCH	0	07/05/2018			
16000840	DETACHED GARAGE-C	0	09/22/2016			
201543	RE-ROOF	0	01/20/2015			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0990/0834	1/29/2016	WD	Q	I	01	300,000
GRANTOR: SHAW SARAH C						
GRANTEE: GALLOWAY PHILIP B &						
0387/0478	8/17/2000	WD	Q	I		276,000
GRANTOR: SHAW FRANK S JR & SAR						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993;ORIG=0,9] W6 W36 S32 E14 S2 E8 N2 E14 N20 E6 N12 \$						
FUS=[YR=1993;ORIG=20,9] S32 E36 N20 E6 N12 W42 \$						
FEP=[YR=2018;ORIG=-6,9] N10 W16 W20 S10 E36 \$						
FOP=[YR=1993;ORIG=-42,41] S6 E36 N6 W14 S2 W8 N2 W14 \$						
DCK=[YR=2024;ORIG=-6,1] E16 S4 E8 S4 W18 W6 N8 \$						
UOP=[YR=2024;ORIG=18,15] N6 W18 S8 E9 N2 E9 \$						
DCK=[YR=2018;ORIG=-22,-1] N4 W4 S4 E4 \$						
PTR=[ORIG=0,9] E20 W20 \$						

EXTRA FEATURES																
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
2	0375	WOOD WALK	0	0	16	4	SF	15.00	15.00	100	1989	1989	3	20	1,944	
3	0130	FIRE PLACE	0	0	0	0	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
4	0610	VINYL UTL	0	0	12	12	SF	6.00	6.00	100	1993	1993	3	20	173	
5	0770	PUMP HOUSE	0	0	6	6	SF	5.00	5.00	100	1993	1993	3	0	0	
6	0210	CONCRETE D	0	0	8	36	SF	6.00	6.00	100	2018	2018	3	80	1,382	
7	0211	CONCRETE W	0	0	17	3	SF	6.00	6.00	100	2018	2018	3	80	245	
8	0340	BOATDOCK G	0	0	12	22	SF	27.00	27.00	100	2024	2022	AV	97	6,914	
TOTALS												11,308				

LAND DESCRIPTION												TOTAL OB/XF												
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	000132	C	SFR RIVER	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

