

TIGER'S DEN LOT 1
 A PRCL OF LAND CONT 21.74 AC
 OR 727 P 608 OR 932 P 776

CLIZBE PROPERTIES, LLC
 1565 ALLIGATOR DRIVE
 ALLIGATOR POINT, FL 32346

2024

00-00-004-384-06192-A01

ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE	CONCR	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	12	CEDAR/CYPR	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	100		
Heating Type	03	FORCED AIR	100		
Air Condition	03	CENTRAL	100		
Bedrooms	1	100			
Bathrooms	1	100			
Story Height	0	100			
Stories	1.	1.100			
Units	0	100			
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
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
BAS	640	100	2016	640	79,727
DCK	20	10	2016	2	249
FSP	240	55	2017	132	16,443
PCP	880	10	2016	88	10,963
TOTALS	1,780			862	107,382

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
1	SINGLE FAM	0%	- 2024		Heated Area: 640					HX Base Yr																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>09/30/2021</th> <th>FRJS</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>09/30/2021</th> <th>FRJS</th> <th>LAND DATE</th> <th>09/30/2021</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	09/30/2021	FRJS	LGL DATE		XF DATE	09/30/2021	FRJS	LAND DATE	09/30/2021	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				107,382		
TOTAL MARKET OB/XF VALUE				9,826		
TOTAL LAND VALUE - MARKET				178,700		
TOTAL MARKET VALUE				198,948		
SOH/AGL Deduction				0		
ASSESSED VALUE				198,948		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				198,948		
TOTAL JUST VALUE				295,908		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				193,813		
QC FW						
PU NEW TRAV, PU XFOB 0211,0635, CHG A/C						
2021 AG APP RECVD APPROVED						
CORRECT LEGAL PAGE, REMOVE "LOT 2"						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
17000132	GENERATOR-CO	0	01/31/2017			
16000144	SOLAR PANELS-CO	0	04/28/2016			
15000438	LOG CABIN-CO	0	11/09/2015			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/0719	1/14/2022	WD	U	I	30	100
GRANTOR: CLIZBE KENNETH M						
GRANTEE: CLIZBE PROPERTIES,						
1205/0468	4/23/2021	CR	U	I	11	100
GRANTOR: IJJASZ OSCAR TIRADO						
GRANTEE: CLIZBE KENNETH M						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2016] W40 PTR=W10 PCP=[YR=2016] S22 W40 N22 E40\$ E10\$ S16 FSP=[YR=2017] S6 E40 N1 DCK=[YR=2016] E5 N4 W5 S4\$ N5 W40\$ E40 N16\$.						

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
1	0110	CHAINLINK	0	0	0	0	260.00	LF	25.00	25.00	100	2016	2016	3	72	4,680	
2	0934	PAVILION P	0	0	8	12	96.00	SF	0.00	0.00	100	2016	2016	3	72	0	
3	0211	CONCRETE W	0	0	0	0	1,005.00	SF	6.00	6.00	100	2017	2017	3	76	4,583	
4	0700	PORT BLDG	0	0	8	10	80.00	SF	8.00	8.00	100	2017	2017	3	88	563	
TOTAL OB/XF 9,826																	

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	DPH 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	75,000.00	75,000.00	75,000							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	20.74	AC		1.00	1.00	1.00	325.00	325.00	6,740							