

LOT 5 HRS P-5-2-M-3
 A PARCEL IN S1/2 OF LOT 5
 HRS ON WAKULLA RIVER W/ .65

SEABOLT INVESTMENTS L.P.
 2208 ANNES TRL
 SAN MARCOS, TX 78666

2024

00-00-005-077-06198-002



ELEMENT		CD	CONSTRUCTION		
Foundation	04	PILE	WOOD	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	02	WALL	BD/WD	100	
Interior Floor	09	PINE	WOOD	50	
Interior Floor	14	CARPET	50		
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms			2	100	
Bathrooms			1.5	100	
Story Height			0	100	
Stories	1.5		1.5	100	
Units			0	100	
Quality	08	FAIR			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	1	MKT	AREA	12	
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	52,644
DCK	47	10	2021	5	392
DCK	144	10	2021	14	1,096
FUS	288	100	1993	288	22,562
UGR	460	40	1993	184	14,414
UOP	200	20	1993	40	3,134
TOTALS	1,811			1,203	94,243

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%	- 0									
Heated Area: 960 HX Base Yr												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			94,243
TOTAL MARKET OB/XF VALUE			42,406
TOTAL LAND VALUE - MARKET			93,450
TOTAL MARKET VALUE			230,099
SOH/AGL Deduction			79,105
ASSESSED VALUE			150,994
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			150,994
TOTAL JUST VALUE			230,099
NCON VALUE			10,195
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,232
2023 AMENDED TRIM AFTER CHANGES BY EB			
PRCL:0:1: CHANGED EYB TO AYB DUE TO NO UPDATES EB			
FR EYB FROM 1987 TO 1991 ROOF COVER 2022			
CH RCVR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000862	REROOF	0	09/05/2018
18000782	REROOF	0	08/17/2018
15000212	RE-ROOF	0	03/24/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/0037	7/13/2016	WD Q	Q	I	01	219,000
GRANTOR: DUVALL RICHARD E & DU						
GRANTEE: SEABOLT INVESTMENTS						
0065/0019	9/01/1978	WD U	V			100
GRANTOR:						
GRANTEE:						

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	0009	DUMBWAITER	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2021	2021	3	96	9,600	
2	0060	DECK WOOD	0	0	4	5	20.00	SF	5.00	5.00	100	2021	2021	3	98	98	
3	0060	DECK WOOD	0	0	0	0	115.00	SF	5.00	5.00	100	2021	2021	3	98	564	
4	0371	FLOATING D	0	0	16	8	128.00	SF	20.00	20.00	100	2021	2021	3	93	2,381	
5	0371	FLOATING D	0	0	6	8	48.00	SF	20.00	20.00	100	2021	2021	3	93	893	
6	0060	DECK WOOD	0	0	14	16	224.00	SF	6.25	6.25	100	2021	2021	EX	98	1,372	
7	0740	UNFINISH O	0	0	14	16	224.00	SF	13.75	13.75	100	2021	2021	EX	96	2,957	
8	0740	UNFINISH O	0	0	12	16	192.00	SF	13.75	13.75	100	2021	2021	EX	96	2,534	
9	0740	UNFINISH O	0	0	12	16	192.00	SF	13.75	13.75	100	2021	2021	EX	96	2,534	
10	0375	WOOD WALK	0	0	32	4	128.00	SF	18.75	18.75	100	2021	2021	EX	93	2,232	

TOTAL OB/XF												
25,165												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

BUILDING NOTES												
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=1993] W24 PTR=W20 FUS=[YR=1993] S12 W24 N12 E24\$ E20\$ S1 UOP=[YR=1993] W8 S25 E8 N25\$ S25 DCK=[YR=2021] W8 S6 E12 DCK=[YR=2021] S5 W6 S2 E11 N7 W5\$ E20 N4 W24 N2 \$ S2 E24 N28\$ PTR=E10 UGR=[YR=1993] S23 E20 N23 W20\$ W10\$.</p>												

LAND DESCRIPTION																								
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	000115	C	SFR ACRES	0			0.00	0.00	2.46	AC		1.00	1.00	1.00	7,500.00	7,500.00	18,450							

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																									
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12	0375	WOOD WALK	0	0	13	4	52.00	SF	18.75	18.75	100	2021	2021	EX	93	907																																																																													
13	0375	WOOD WALK	0	0	29	4	116.00	SF	18.75	18.75	100	2021	2021	EX	93	2,023																																																																													
14	0375	WOOD WALK	0	0	20	4	80.00	SF	18.75	18.75	100	2021	2021	EX	93	1,395																																																																													
15	0375	WOOD WALK	0	0	9	4	36.00	SF	18.75	18.75	100	2021	2021	EX	93	628																																																																													
20	0340	BOATDOCK G	0	0	15	10	150.00	SF	27.00	27.00	100	2024	2006		27	1,094																																																																													
21	0375	WOOD WALK	0	0	280	4	1,120.00	SF	15.00	15.00	100	2024	2012		52	8,736																																																																													
22	0340	BOATDOCK G	0	0	10	5	50.00	SF	27.00	27.00	100	2024	2006		27	365																																																																													
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REVIEW DATE 09/11/2023 BY MM Total Acres: 3.46 Total Land Value: 93,450 Market: 0 Agricultural: 0 Common: 93,450 PRINTED 05/06/2026 BY SYS																																																																																													