

WAKULLA GARDENS UNIT 2
 BLOCK 8 LOT 7
 OR 31 P 940 OR 1232 P 391

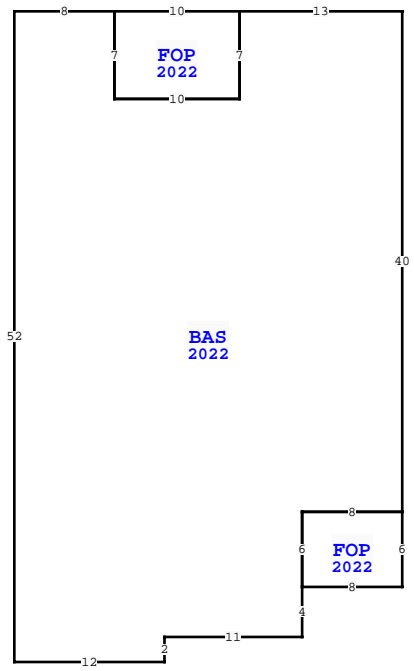
MELGAR PROPERTIES LLC
 29 CHINOOK TRL
 CRAWFORDVILLE, FL 32327-2852

2024

00-00-034-009-08519-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA		10		
9.00		1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	2022	1,424	164,984
FOP	48	30	2022	14	1,622
FOP	70	30	2022	21	2,433
TOTALS	1,542			1,459	169,040

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,459	98.5500	117.03	170,747	2022	2022	0	0	1.00	99.00			
1 SINGLE FAM 0% - 2023 Heated Area: 1424 HX Base Yr														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		169,040	
TOTAL MARKET OB/XF VALUE		7,332	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		184,372	
SOH/AGL Deduction		1,497	
ASSESSED VALUE		182,875	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		182,875	
TOTAL JUST VALUE		184,372	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		166,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001307	SFD-CO	0	01/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/0810	7/12/2022	WD	U	V	11	100
GRANTOR: MELGAR GLENDA						
GRANTEE: MELGAR PROPERTIES L						
1269/0379	6/09/2022	WD	Q	V	01	193,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: MELGAR GLENDA						

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	0210	CONCRETE D	0	0	0	0	696.00	SF	6.00	6.00	100	2022	2022	3	97	4,051	
2	0211	CONCRETE W	0	0	14	4	56.00	SF	6.00	6.00	100	2022	2022	3	97	326	
3	0955	PRIVACY FE	0	0	0	0	199.00	LF	15.00	15.00	100	2022	2022	3	99	2,955	
4	0625	PORT WD UT	0	0	10	20	200.00	SF	0.00	0.00	100	2020	2020	3	89	0	

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	000100	C	SFR	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

TOTAL OB/XF																
															7,332	