

WAKULLA GARDENS UNIT 4
 BLOCK 59 LOT 5
 OR 24 P 795 OR 739 P 266

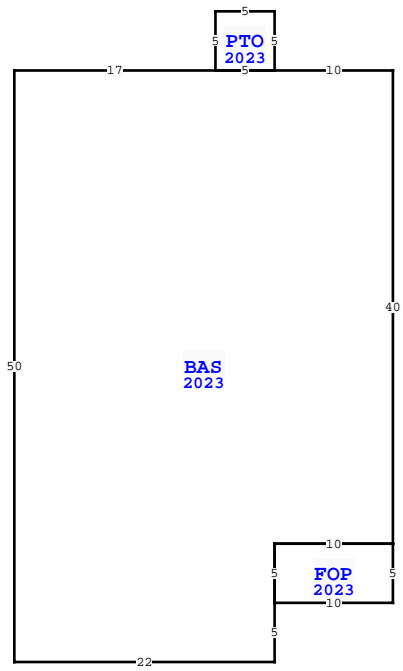
SHAW ALLEN MENG FWU/SHAW ALICE TIEN-CHU
 2895 ROYAL OAKS DR
 TALLAHASSEE, FL 32309

2024

00-00-035-011-09470-001

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 90
Interior Floo	11	CLAY TILE 10
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 10
NEIGHBORHOOD/LOC	11.00	1.20/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,500	100
FOP	50	30
PTO	25	5
TOTALS	1,575	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,516	110.8000	126.31	191,486	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1500 HX Base Yr													



WAKULLA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,486
TOTAL MARKET OB/XF VALUE		4,536
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		211,022
SOH/AGL Deduction		0
ASSESSED VALUE		211,022
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		211,022
TOTAL JUST VALUE		211,022
NCON VALUE		196,022
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,000

FR PU NCON & XFOBS 11-20-2023
 NEW PRCL LOT 5 S/O FROM 09470-000
 PRCL S/O REQUEST PAFFORD 8505567746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR23-000070	SFD-CO	0	07/26/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/0072	11/08/2023	WD Q	I	01		239,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: SHAW ALLEN MENG FWU						
1317/0269	6/13/2023	WD Q	V	05		102,500
GRANTOR: MATTHEWS JAMES III &						
GRANTEE: PAFFORD PROPERTIES						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0210	CONCRETE D	0	0	716.00	SF	6.00	6.00	4,296
2	0211	CONCRETE W	0	10	40.00	SF	6.00	6.00	240

TOTAL OB/XF													
4,536													

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=29,5] E17 E5 E10 S40 W10 S5 S5 W22 N50 \$									
PTO=[YR=2023;ORIG=46,0] E5 S5 W5 N5 \$									
FOP=[YR=2023;ORIG=51,45] E10 S5 W10 N5 \$									

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	15,000.00	15,000.00	15,000							