

HS LOT 57 P-1-13-M-13
 A 3.10ACRE PARCEL OF LAND
 LYING IN THE NW 1/4 OF HS

BRYAN PHILLIP/BRYAN ARELI
 4811 64TH DR W
 BRADENTON, FL 34210-4050

2024

00-00-057-000-09956-013



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
06	BD/BATTEN 100		
03	GABLE/HIP 100		
13	GALVALUM 100		
05	DRYWALL 100		
08	SHT VINYL 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
2	100		
1.	1.100		
00	N/A 100		
	0 100		
03	AVERAGE		
0200	MOBILE HOME		
2	MKT AREA	10	
000	1.00/		
BAS	1,080	100	1993
			1,080
			36,757
TOTALS	1,080		1,080
			36,757

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	0% - 0		77.35	83,538	1987	1987	0	0	56.00	44.00
			Heated Area: 1080			HX Base Yr					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>45</p> <p>24</p> <p>BAS 1993</p> <p>45</p> </div>											
BLD DATE	09/13/2017	FRSR	LGL DATE	09/13/2017	FRSR	AG DATE	09/13/2017	FRSR			
XF DATE	09/13/2017	FRSR	LAND DATE			AG DATE					
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			36,757
TOTAL MARKET OB/XF VALUE			248
TOTAL LAND VALUE - MARKET			23,250
TOTAL MARKET VALUE			60,255
SOH/AGL Deduction			19,120
ASSESSED VALUE			41,135
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			41,135
TOTAL JUST VALUE			60,255
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			53,594
AND CH EXW			
FR 5YR PRCL CK - PU NEW TRAVERSE, DEMO XFOB			
COA PER USPS FORM 3547			
COA PER USPS FORM 3547			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000796	ELECTRIC-CO	0	05/09/2019
17000797	SAFE INSP	0	06/09/2017
025461	DW MH	0	07/28/1999
025465	MECH	0	07/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0671/0440	7/10/2006	WD	Q	I		59,000
GRANTOR: CHASON ERNEST						
GRANTEE: BRYAN PHILLIP & ARE						
0124/0115	7/01/1986	WD	U	V		12,000
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	0940	OPEN SHED	0	0	12	12			4.00	100	2010	2010	3	43	248	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W45 S24 E45 N24\$.	

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	000201	C	MH	0			0.00	0.00	3.10	AC		1.00	1.00	1.00	7,500.00	7,500.00	23,250							