

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/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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
0200	02	1,080	110.5000	77.35	83,538	1987	1987	0	0	56.00	44.00
1 MOBILE HOM 0% - 0 Heated Area: 1080 HX Base Yr											
BLD DATE				09/13/2017	FRSR		LGL DATE				
XF DATE				09/13/2017	FRSR		LAND DATE		09/13/2017		FRSR
INC DATE							AG 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							