

LOT 59 HS P-4-1-M-14
 PARCEL CONTAINING 1/2 ACRE
 LYING IN THE NE 1/4 OF LOT 59

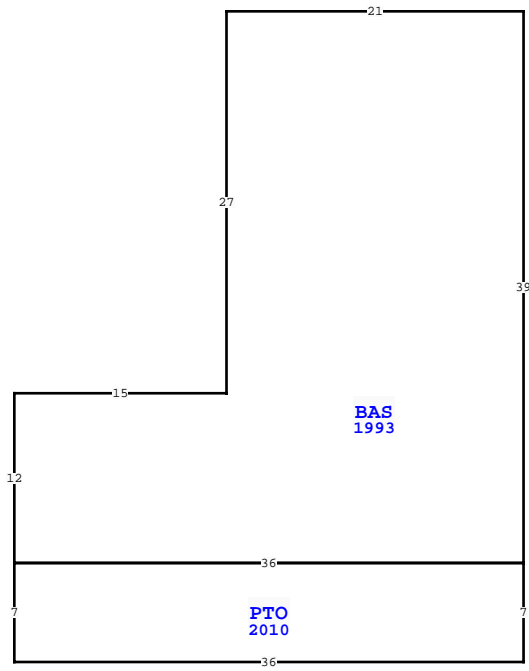
RYBAK REALTY LLC
 734 SHADEVILLE RD
 CRAWFORDVILLE, FL 32327-2405

2024

00-00-059-000-10039-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	01 WOOD FRAME 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	14 CARPET 100
Heating Type	13 HEAT PUMP 100
Air Condition	13 HEAT PUMP 100
Fixtures	4 100
Story Height	0 100
RMS	4 100
Stories	1. 1. 100
Class	00 N/A 100
Units	0 100
Quality	03 AVERAGE
DOR CODE	1700 OFFICE BUILDING
MAP NUM	3 MKT AREA 10
NEIGHBORHOOD/LOC	000 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	999 100 1993 999 155,319
PTO	252 5 2010 13 2,021
TOTALS	1,251 1,012 157,340

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1 OFFICE	0%	0										Heated Area: 999 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			157,340
TOTAL MARKET OB/XF VALUE			693
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			173,033
SOH/AGL Deduction			112,465
ASSESSED VALUE			60,568
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			60,568
TOTAL JUST VALUE			173,033
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,806
5 YR PRCL CK, CHG EYB ON BLDING			
2023 TRIM RETURNED COA			
INCR EYB 2005-2010 PRMT OB21-000061			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB21-000061	ROOF OVER-CC	0	02/16/2021
20001138	REPAIRS-CO	0	12/02/2020
2010807	RE-ROOF COMM BLDG	0	07/26/2010
2010776	RE-ROOF	0	07/19/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1172/0732	10/08/2020	WD	Q	I	01	110,000
GRANTOR: ROSSETTI REALTY INC						
GRANTEE: RYBAK REALTY LLC						
0831/0266	7/26/2010	WD	U	I	12	72,000
GRANTOR: WAKULLA BANK						
GRANTEE: ROSSETTI REALTY INC						

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	0001	BLOCK UTIL	0	0	7	11			77.00	SF	16.00	100	2010	2010	3	43	530
2	0211	CONCRETE W	0	0	21	3			63.00	SF	6.00	100	2010	2010	3	43	163

734 SHADEVILLE RD, CRAWFORDVILLE

BLD DATE	09/28/2020	MMAK	LGL DATE	
XF DATE	09/28/2020	MMAK	LAND DATE	09/28/2020 MMAK
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W21 S27 W15 S12 PTO=[YR=2010] S7 E36 N7 W36\$ E36 N39 \$.	

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	001700	C	1STORY OFF	0		C2	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							