

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

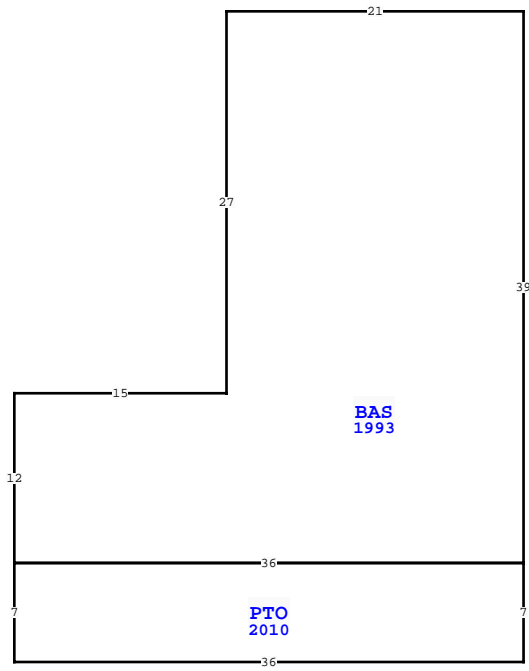
RYBAK REALTY LLC
 734 SHADEVILLE RD
 CRAWFORDVILLE, FL 32327-2405

2024

00-00-059-000-10039-001

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

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
TOTALS													693				

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								