

LOT 75 HS P-8-3 M-20-B
 A PARCEL IN SE 1/4 OF HS 75 AT
 NW CORNER OF HWY 319 & WAKULLA

CAPITAL CITY BANK
 217 N MONROE ST
 TALLAHASSEE, FL 32301

2024

00-00-075-000-10241-003

ELEMENT		CD	CONSTRUCTION
Foundation	02		CONCR SLAB 100
Frame	05		STEEL 100
Exterior Wall	19		COMMON BRK 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	12		MODULAR MT 100
Interior Wall	05		DRYWALL 100
Interior Floo	14		CARPET 80
Interior Floo	11		CLAY TILE 20
Ceiling	01		FIN.SUSPD 100
Heating Type	09		ENG F AIR 100
Air Condition	06		ENG CENTRL 100
Fixtures			8 100
Story Height			0 100
RMS			15 100
Stories	1.		1. 100
Class	00		N/A 100
Units			0 100
Quality	03		AVERAGE
DOR CODE	2300 FINANCIAL		
MAP NUM	2		MKT AREA 10
NEIGHBORHOOD/LOC	000		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,620	100	2005
CAN	1,770	30	2005
FOP	90	30	2005
FOP	90	30	2005
FOP	286	30	2005
TOTALS	6,856		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	BANK	0%	- 0										
Heated Area: 4620 HX Base Yr													
BLD DATE	05/10/2021			MMJS	LGL DATE								
XF DATE	05/10/2021			MMJS	LAND DATE	05/10/2021			MMJS				
INC DATE													

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				642,175		
TOTAL MARKET OB/XF VALUE				30,260		
TOTAL LAND VALUE - MARKET				366,300		
TOTAL MARKET VALUE				1,038,735		
SOH/AGL Deduction				26,225		
ASSESSED VALUE				1,012,510		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,012,510		
TOTAL JUST VALUE				1,038,735		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,052,867		
PRCL:0:1: REDUCED 20% DUE TO FUNCTIONAL OBSOLESCEN						
5 YR PRCL CH PU KITCHEN, CHG FLOORING						
5 YR PRCL CH, CORR RMS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
16000323	REPAIR-CO	0	04/14/2016			
201242	COMM-COC	0	01/30/2012			
32834	ELECTRIC	0	12/17/2004			
32813	PLUMBING	0	12/15/2004			
32578	CONST/BANK	0	10/29/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0532/0357	4/12/2004	WD	Q	V		365,600
GRANTOR: CAVALLARO						
GRANTEE: CAPITAL CITY BANK						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2005] W50 CAN=[YR=2005] N59 W30 S59 E30\$ W45 S23 FOP=[YR=2005] W5 S18 E5 N18\$ S27 E19 FOP=[YR=2005] S6 E26 N11 W26 S5\$ N5 E26 S5 E50 N16 FOP=[YR=2005] E5 N18 W5 S18 \$ N34\$.						

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	0211	CONCRETE W	0	0	0	3,158.00	WF	6.00	6.00	100	2005	2005	3	24	4,548	
2	0250	ASPHALT AV	0	0	0	37,943.00	SF	2.00	2.00	100	2005	2005	3	24	18,213	
3	0090	CHAINLINK	0	0	0	312.00	LF	12.00	12.00	100	2005	2005	3	24	899	
4	0920	LIGHT POST	0	0	0	11.00	UT	2,500.00	2,500.00	100	2005	2005	3	24	6,600	
TOTAL OB/XF														30,260		

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002300	C	FINANCIAL	0			0.00	0.00	333.00	FF		1.00	1.00	1.00	1,100.00	1,100.00	366,300							