

3.74 ACRES IN LOT 76 HS  
 P-7-13-M-20C OR 115 P.769 &  
 OR 112 P 403 OR 191 P 155

KD PLAZA LLC  
 3551 BLAIRSTONE RD 105-139  
 TALLAHASSEE, FL 32301

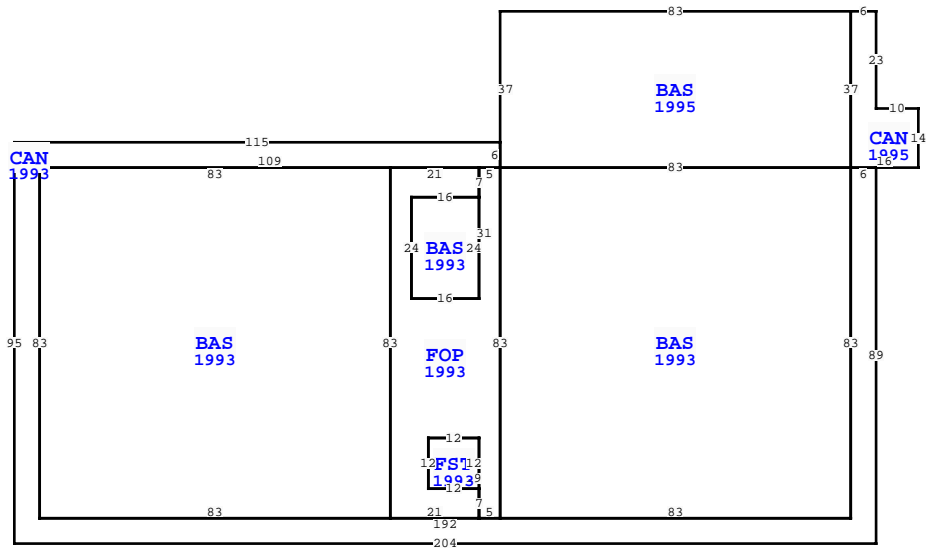
2024

00-00-076-000-10250-013



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	17	CB	STUCCO	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floop	05	ASPH	TILE	60	
Interior Floop	11	CLAY	TILE	40	
Ceiling	01	FIN.	SUSPD	100	
Heating Type	09	ENG	F AIR	100	
Air Condition	06	ENG	CENTRL	100	
Fixtures	33	100			
Common Wall	8	100			
Story Height	8	100			
RMS	18	100			
Stories	1.	1.	100		
Class	00	N/A	100		
Units	0	100			
Quantity on Adj	02	AVERAGE		100	
DOR CODE	1600	COMMUNITY	SHOPPING		
MAP NUM	3	MKT AREA		10	
NEIGHBORHOOD/LOC	96.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	1993	384	11,666
BAS	6,889	100	1993	6,889	209,288
BAS	6,889	100	1993	6,889	209,288
BAS	3,071	100	1995	3,071	93,297
CAN	2,910	30	1993	873	26,522
CAN	362	30	1995	109	3,312
FOP	1,918	30	1993	575	17,468
FST	144	45	1993	65	1,975
TOTALS	22,567			18,855	572,815

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	COMM SHOP	0%	- 0								
Heated Area: 17233 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			572,815
TOTAL MARKET OB/XF VALUE			19,988
TOTAL LAND VALUE - MARKET			623,700
TOTAL MARKET VALUE			1,216,503
SOH/AGL Deduction			35,253
ASSESSED VALUE			1,181,250
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,181,250
TOTAL JUST VALUE			1,216,503
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,073,864
INCR EYB 1986-1988 HVAC OB23-38 CC 3/16/2023			
5 YR PRCL CK, CHG XFOB, QUAL BELOW TO AVG			
MM 5 YR CK, CHG ROOMS, FIXT, & BATHS, PU XFOB			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000038	HVAC CHANGE OUT-C		01/27/2023
19000952	CHG OF OCC-CO	0	06/19/2019
19000112	COMM SIGN-CO	0	01/31/2019
17000164	CHNG OF USE	0	02/07/2017
16000687	MECH	0	07/12/2016
2013232	GAS	0	04/18/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/0049	6/04/2021	WD	Q	I	01	1,300,000
GRANTOR: BENUS PLAZA LLC						
GRANTEE: KD PLAZA LLC						
0545/0459	7/01/2004	WD	U	I		100
GRANTOR: HARVEY						
GRANTEE: BENUS PLAZA LLC						

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	0250	ASPHALT AV	0	0	0	48,120.00	SF	2.00	2.00	100	1987	1987	3	20	19,248	
2	0080	4' CHAINLI	0	0	64	64.00	LF	13.00	13.00	100	2020	2020	3	89	740	

TOTAL OB/XF											
19,988											

BUILDING NOTES											
CAN=[YR=1995] W6 S37 BAS=[YR=1995] N37 W83 S37 E83\$											
BAS=[YR=1993] W83 S83 FOP=[YR=1993] N83 W5 S31 W16 N24 E16											
BAS=[YR=1993] W16 S24 E16 N24\$ N7 W21 S83 BAS=[YR=1993] N83											
W83 S83 E83\$ E21 N19 W12 S12 E12 FST=[YR=1993] W12 N12 E12											
S12\$ S7 E5 \$ E83 N83\$ CAN=[YR=1993] S83 W192 N83 E109 N6 W115											
S95 E204 N89 W6\$ E16 N14 W10 N23\$.											

LAND DESCRIPTION																								
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	001600	C	COMM SHP CNT	0			297.00	0.00	297.00	FF		1.00	1.00	1.00	2,100.00	2,100.00	623,700							