

P-7-23-M-20C .21 AC M/L IN THE
NW 1/4 OF THE NE 1/4 OF HS 76
AND BEING ON SOUTH SIDE OF

NYPHIS LLC
1625 OSPREY POINTE DR
TALLAHASSEE, FL 32308

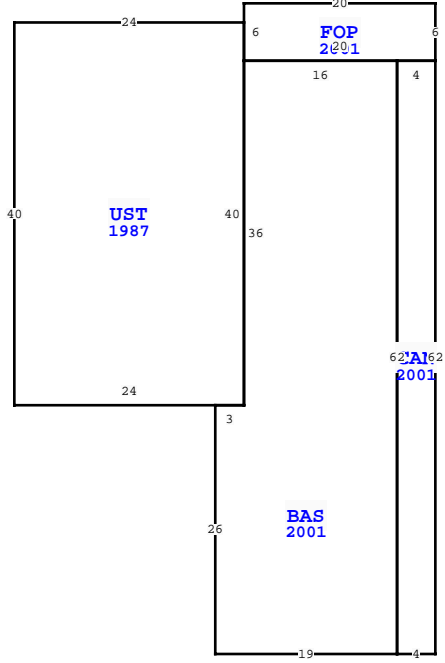
2024

00-00-076-000-10250-023



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 90			
Exterior Wall	19	COMMON BRK 10			
Roof Structur	02	SHED 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	03	CONC FINSH 30			
Heating Type	09	ENG F AIR 100			
Air Condition	06	ENG CENTRL 100			
Fixtures		4 100			
Story Height		0 100			
RMS		2 100			
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	1,070	100	2001	1,070	100,900
CAN	248	30	2001	74	6,978
FOP	120	30	2001	36	3,395
UST	960	40	1987	384	36,211
TOTALS	2,398			1,564	147,484

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: 1070 HX Base Yr	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		147,484				
TOTAL MARKET OB/XF VALUE		13,403				
TOTAL LAND VALUE - MARKET		32,014				
TOTAL MARKET VALUE		192,901				
SOH/AGL Deduction		60,556				
ASSESSED VALUE		132,345				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		132,345				
TOTAL JUST VALUE		192,901				
NCON VALUE		0				
INCOME VALUE		0				
PREVIOUS YEAR MKT VALUE		178,958				
INCR EYB 1994-1996 HVAC OB23-165 CC 4/24/2023						
5 YR PRCL CK, CHG BUSE CODE 2500 TO 1700, XFOBS						
2023 TRM RTND, UTF						
5YR PRCL CK NC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000165	HVAC CHANGE OUT-C		04/10/2023			
17000666	RENOVATION	0	05/17/2017			
16000766	SAFETY INSP	0	08/22/2016			
16000647	SAFETY INSP	0	06/30/2016			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1004/0303	6/30/2016	WD U	I	I	38	200,000
GRANTOR: SHEPPARD MILDRED C						
GRANTEE: NYMPHIS, LLC						
0408/0039	5/15/2001	WD U	I			100
GRANTOR: SHEPPARD NORMAN D & M						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=2001] W20 S6 E20 CAN=[YR=2001] W4 S62 BAS=[YR=2001] N62 W16 S36 UST=[YR=1987] N40 W24 S40 E24\$ W3 S26 E19\$ E4 N62\$ N6\$.						

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	0210	CONCRETE D	0	0	0	0	6,222.00	SF	6.00	6.00	100	1993	1993	3	34	12,693	
2	0211	CONCRETE W	0	0	20	6	120.00	SF	6.00	6.00	100	1993	1993	3	34	245	
3	0100	6" CHAINLI	0	0	0	0	102.00	LF	19.00	19.00	100	2005	2005	3	24	465	

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	002500	C	SRVC SHOPS	0			60.00	0.00	9,147.00	SF		1.00	1.00	1.00	3.50	3.50	32,014							