

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	VYL PLANK 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		1 100
Quality	03	AVERAGE
DOR CODE	0801<10 MULTI-FAM	
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	275.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,256	100
FGR	288	50
FOP	80	30
FOP	100	30
PTO	16	5
TOTALS	1,740	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	HALF-PLEX	0%	- 0									Heated Area: 1256 HX Base Yr	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		287,805	
TOTAL MARKET OB/XF VALUE		6,426	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		324,231	
SOH/AGL Deduction		82,087	
ASSESSED VALUE		242,144	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		242,144	
TOTAL JUST VALUE		324,231	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,531	
5 YR PRCL CK, N/C			
COA RQSTED SEE SCANS			
5 YR PRCL CH, PU DUPLEX, PU XFOB LN 3-4			
5 YR PRCL CH, PU DUPLEX, PU XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000735	DUPLEX-CO	0	05/17/2019
19000736	DUPLEX-CO	0	05/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1111/0635	5/24/2019	QC	U	I	30	100
GRANTOR: HANNON CONSTRUCTION C						
GRANTEE: PSH RENTALS LLC						
0979/0539	8/28/2015	WD	Q	V	05	144,500
GRANTOR: TFB HOLDINGS INC						
GRANTEE: HANNON CONSTRUCTION						

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	620.00	SF	6.00	6.00	100	2019	2019	3	85	3,162	
2	0211	CONCRETE W	0	0	6	4	24.00	SF	6.00	6.00	100	2019	2019	3	85	122	
3	0210	CONCRETE D	0	0	49	12	588.00	SF	6.00	6.00	100	2019	2019	3	85	2,999	
4	0211	CONCRETE W	0	0	7	4	28.00	SF	6.00	6.00	100	2019	2019	3	85	143	

BLD DATE		11/26/2019	FRSR	LGL DATE	
XF DATE	11/26/2019	FRSR	LAND DATE	11/26/2019	FRSR
INC DATE			AG DATE		

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2019] W13 S8 FOP=[YR=2019] N8 W3 PTO=[YR=2019] N4 W4 S4 E4\$ W7 S8 E10 \$ W15 S31 FGR=[YR=2019] S24 E12 N24 W12\$ E12 S14 FOP=[YR=2019] S10 E16 N5 W12 N5 W4\$ E4 S5 E12 N58\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0		R3	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

COMMODORE COMMONS SUB LOT 18  
 OR 370 P 323 OR 590 P 5  
 OR 802 P 361 OR 857 P 149

PSH RENTALS LLC  
 37 LEGACY WAY  
 MONTICELLO, FL 32344

**2024**

00-00-076-275-10250-18A

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Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	05		DRYWALL 100
Interior Floor	07		VYL PLANK 100
Heating Type	04		AIR DUCTED 100
Air Condition	03		CENTRAL 100
Bedrooms			3 100
Bathrooms			2 100
Story Height			0 100
Stories	1.		1. 100
Units			1 100
Quality	03		AVERAGE
DOR CODE	0801<10 MULTI-FAM		
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	275.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,268	100	2019
FGR	288	50	2019
FOP	80	30	2019
FOP	100	30	2019
PTO	16	5	2019
TOTALS	1,752		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0115	01	1,467	114.0000	102.60	150,514	2019	2019	0	0	0	4.00	96.00	
2 HALF-PLEX 0% - 0 Heated Area: 1268 HX Base Yr													
BLD DATE	11/26/2019	FRSR	LGL DATE	11/26/2019	FRSR								
XF DATE	11/26/2019	FRSR	LAND DATE	11/26/2019	FRSR								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
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TOTAL LAND VALUE - MARKET				30,000	
TOTAL MARKET VALUE				324,231	
SOH/AGL Deduction				82,087	
ASSESSED VALUE				242,144	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				242,144	
TOTAL JUST VALUE				324,231	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				327,531	
COA PER DEED. CORR ST NUMBER.					
5 YR PRCL CH, N/C					
COC#R1200101 TO CORRECT LAND VALUE					
CHG USE FROM RES.TO COMM. PER P&Z					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1111/0635	5/24/2019	QC U	I	30	100
GRANTOR: HANNON CONSTRUCTION C					
GRANTEE: PSH RENTALS LLC					
0979/0539	8/28/2015	WD Q	V	05	144,500
GRANTOR: TFB HOLDINGS INC					
GRANTEE: HANNON CONSTRUCTION					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2019] W15 FOP=[YR=2019] E10 N8 W3 PTO=[YR=2019] N4 W4 S4 E4\$ W7 S8\$ N8 W13 S58 E12 FOP=[YR=2019] W12 S5 E16 N10 W4 S5\$ N5 E4 N13 FGR=[YR=2019] S24 E12 N24 W12\$ E12 N32\$.					

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
39 COMMODORE PL, CRAWFORDVILLE																
TOTAL OB/XF 0																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/12/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 04/01/2026 BY SYS																								
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