

COMMODORE COMMONS SUB LOT 19
 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

00-00-076-275-10250-19A

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 Floo	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	1,269	100	2020
FGR	375	50	2020
FOP	97	30	2020
FOP	112	30	2020
PTO	15	5	2020
TOTALS	1,868		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0115	01	1,521	114.0000	102.60	156,055	2020	2020	0	0	3.00	97.00		
2 HALF-PLEX 0% - 0 Heated Area: 1269 HX Base Yr													
TOTALS				1,521	151,373								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			303,443
TOTAL MARKET OB/XF VALUE			8,410
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			341,853
SOH/AGL Deduction			0
ASSESSED VALUE			341,853
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			341,853
TOTAL JUST VALUE			341,853
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,360
5 YR PRCL CH, PU DUPLEX, PU XFOB LN 4-6			
5 YR PRCL CH, PU DUPLEX, PU XFOB LN 1-3			
COA PER WAK TCO			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/0461	4/23/2021	QC	U	I	11	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
31/33 COMMODORE PL, CRAWFORDVILLE																
TOTAL OB/XF 0																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2020] W13 FOP=[YR=2020] N8 W4 PTO=[YR=2020] N3 W5 S3 E5\$ W10 S8 E14\$ W19 S31 FGR=[YR=2020] S25 E15 N25 W15\$ E15 S14 FOP=[YR=2020] S8 E17 N5 W13 N3 W4\$ E4 S3 E13 N48\$.													

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			