

COMMODORE COMMONS SUB LOT 20
 OR 370 P 323 OR 590 P 5
 OR 802 P 361 OR 857 P 149

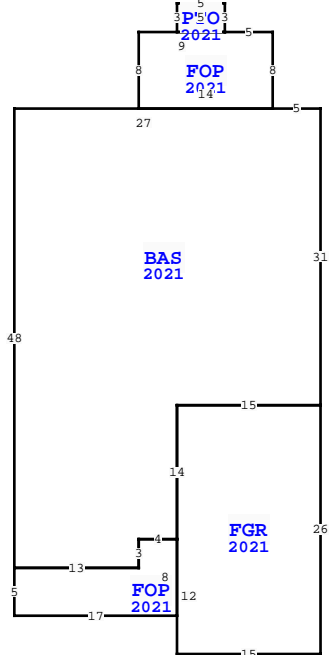
PSH RENTALS, LLC
 37 LEGACY WAY
 MONTICELLO, FL 32344

2024

00-00-076-275-10250-20A

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
05	HARDIE BRD 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
07	VYL PLANK 100		
13	HEAT PUMP 100		
13	HEAT PUMP 100		
	3 100		
	2 100		
	0 100		
1.	1. 100		
	1 100		
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	2021
FGR	390	50	2021
FOP	97	30	2021
FOP	112	30	2021
PTO	15	5	2021
TOTALS	1,883		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0115	01	1,528	114.0000	102.60	156,773	2021	2021	0	0	0	2.00	98.00	
1 HALF-PLEX 0% - 0 Heated Area: 1269 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		306,572	
TOTAL MARKET OB/XF VALUE		8,790	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		345,362	
SOH/AGL Deduction		0	
ASSESSED VALUE		345,362	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		345,362	
TOTAL JUST VALUE		345,362	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		348,866	
5 YR PRCL CK, N/C			
FR 5 YR CK, UPDATE XFOB			
COA RQSTD SEE SCANS			
PU DUPLEX, XFOB LNS 4-6 CARD 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000236	DUPLEX-CO	0	12/11/2020
20000235	DUPLEX-CO	0	12/11/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1209/0461	4/23/2021	QC U	V 11
GRANTOR: HANNON CONSTRUCTION C			
GRANTEE: PSH RENTALS, LLC			
0979/0539	8/28/2015	WD Q	V 05
GRANTOR: TFB HOLDINGS INC			
GRANTEE: HANNON CONSTRUCTION			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2021] W5 FOP=[YR=2021] N8 W5 PTO=[YR=2021] N3 W5 S3 E5\$ W9 S8 E14\$ W27 S48 FOP=[YR=2021] S5 E17 N8 W4 S3 W13\$ E13 N3 E4 FGR=[YR=2021] S12 E15 N26 W15 S14\$ N14 E15 N31\$.			

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	708.00	SF	6.00	6.00	100	2021	2021	3	93	3,951	
2	0211	CONCRETE W	0	0	11	44.00	SF	6.00	6.00	100	2021	2021	3	93	246	
3	0956	PRIVACY FE	0	0	0	9.00	LF	19.00	19.00	100	2021	2021	3	93	159	
4	0210	CONCRETE D	0	0	0	722.00	SF	6.00	6.00	100	2021	2021	3	93	4,029	
5	0211	CONCRETE W	0	0	11	44.00	SF	6.00	6.00	100	2021	2021	3	93	246	
6	0956	PRIVACY FE	0	0	0	9.00	LF	19.00	19.00	100	2021	2021	3	93	159	
TOTAL OB/XF														8,790		

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	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							

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PSH RENTALS, LLC
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 MONTICELLO, FL 32344

2024

00-00-076-275-10250-20A

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	YEAR
BAS	1,269	100	2021
FGR	375	50	2021
FOP	97	30	2021
FOP	112	30	2021
PTO	15	5	2021
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	2021	2021	0	0	2.00	98.00		
2 HALF-PLEX 0% - 0 Heated Area: 1269 HX Base Yr													
TOTALS				1,521	152,934								

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				306,572		
TOTAL MARKET OB/XF VALUE				8,790		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				345,362		
SOH/AGL Deduction				0		
ASSESSED VALUE				345,362		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				345,362		
TOTAL JUST VALUE				345,362		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				348,866		
PU DUPLEX, XFOB, POWER 3/24/21						
COA PER WAK TCO						
COA PER WAKULLA CO 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	V	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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021] W13 FOP=[YR=2021] N8 W4 PTO=[YR=2021] N3 W5 S3 E5\$ W10 S8 E14\$ W19 S31 FGR=[YR=2021] S25 E15 N25 W15\$ E15 S14 FOP=[YR=2021] S8 E17 N5 W13 N3 W4\$ E4 S3 E13 N48\$.						

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
27/29 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