

CAMELOT SUBDV LOT 38
 OR 469 P 658 OR 527 P 361
 OR 550 P 77 OR 581 P 678

SACHDEVA MANDIP
 5405 WHISTLER DRIVE
 TALLAHASSEE, FL 32317

2024

00-00-076-293-10250-C38



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 90				
20	FACE BRICK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
2.	2. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
293.00		1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100	2005	880	77,793
FUS	560	100	2005	560	49,505
PTO	200	5	2005	10	884
TOTALS	1,640			1,450	128,182

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0120	01	1,450	106.3000	105.24	152,598	2005	2010	0	0	16.00	84.00		
1 TWNHSE 0% - 0 Heated Area: 1440 HX Base Yr													
BLD DATE 04/24/2017 MMSR				LGL DATE									
XF DATE 04/24/2017 MMSR				LAND DATE				04/24/2017 MMSR					
INC DATE				AG DATE									

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		128,182	
TOTAL MARKET OB/XF VALUE		635	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		143,817	
SOH/AGL Deduction		57,353	
ASSESSED VALUE		86,464	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		86,464	
TOTAL JUST VALUE		143,817	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,699	
5 YR PRCL CK, CHG EYB 2009 TO 2015, XFOBS			
REROOF CC OB23-556 INCR EYB 2005-2009			
5 YR PRCL CH N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000556	RE-ROOF/SHINGLES-		10/23/2023
2005287	TWNHSE	0	03/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0613/0263	8/26/2005	WD Q	Q	V		119,450
GRANTOR: WAKULLA BUILDERS						
GRANTEE: SACHDEVA						
0581/0678	3/03/2005	WD Q	Q	V	01	98,000
GRANTOR: TURNERLAND ENT.						
GRANTEE: WAKULLA BUILDERS						

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	0211	CONCRETE W	0	0 24	4			6.00	100	2005	2005	3	67	386	
2	0955	PRIVACY FE	0	0 0	0			15.00	100	2005	2005	3	83	249	

BUILDING NOTES													
11 C GUINEVERE LN, CRAWFORDVILLE													

BUILDING DIMENSIONS													
PTO=[YR=2005] W20 S10 E20 BAS=[YR=2005] W20 S44 E20 N44\$													
PTR= E10 FUS=[YR=2005] S28 E20 N28 W20\$ W10\$ N10\$.													

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	000100	C	SFR	0			20.00	75.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							