

1 ACRE REMAINING AFTER SUBDV
OF PETRIK PARK BEING TRACT 2
DESC AS PART OF LANDS IN OR

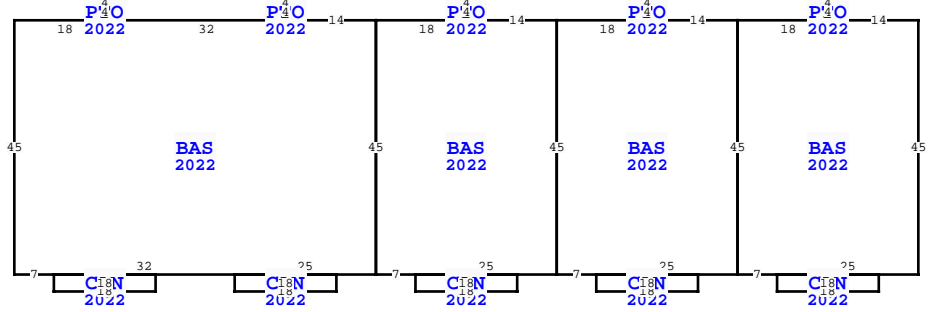
LABB PROPERTIES, LLC
7949 MALLARD HILL DRIVE
TALLAHASSEE, FL 32309

2024

00-00-077-000-10314-004

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame		N/A 100
Exterior Wall	27	PREFIN MTL 60
Exterior Wall	10	ABOVE AVG. 40
Roof Structure	02	SHED 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 100
Heating Type	03	FORCED AIR 100
Air Condition	03	CENTRAL 100
Fixtures		9 100
Story Height		14 100
RMS		8 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	STORE RETL	0%	- 0									
Heated Area: 7200 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2022	1,440	106,260
BAS	1,440	100	2022	1,440	106,260
BAS	1,440	100	2022	1,440	106,260
BAS	2,880	100	2022	2,880	212,520
CAN	54	30	2022	16	1,180
CAN	54	30	2022	16	1,180
CAN	54	30	2022	16	1,180
CAN	54	30	2022	16	1,180
CAN	54	30	2022	16	1,180
PTO	12	5	2022	1	74
TOTALS	7,530			7,285	537,571

** This building has 14 Sub-Areas
117 A SHADEVILLE RD, CRAWFORDVILLE

BLD DATE	LGL DATE	07/01/2020	FRAK
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0250	ASPHALT AV	0	0	0	0	14,961.00	SF	2.00	2.00	100	2022	2022	3	97	29,024	
2	0211	CONCRETE W	0	0	139	6	834.00	SF	6.00	6.00	100	2022	2022	3	97	4,854	
3	0211	CONCRETE W	0	0	154	5	770.00	SF	6.00	6.00	100	2022	2022	3	97	4,481	
4	0211	CONCRETE W	0	0	129	5	645.00	SF	6.00	6.00	100	2022	2022	3	97	3,754	
5	0211	CONCRETE W	0	0	32	5	160.00	SF	6.00	6.00	100	2022	2022	3	97	931	
6	0211	CONCRETE W	0	0	29	5	145.00	SF	6.00	6.00	100	2022	2022	3	97	844	
7	0211	CONCRETE W	0	0	55	5	275.00	SF	6.00	6.00	100	2022	2022	3	97	1,601	
8	0211	CONCRETE W	0	0	73	5	365.00	SF	6.00	6.00	100	2022	2022	3	97	2,124	
9	0210	CONCRETE D	0	0	10	10	100.00	SF	6.00	6.00	100	2022	2022	3	97	582	
10	0080	4' CHAINLI	0	0	0	0	470.00	LF	13.00	13.00	100	2022	2022	3	97	5,927	

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	001100	C	STORE ONE ST	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	672,767		
TOTAL MARKET OB/XF VALUE	54,597		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	767,364		
SOH/AGL Deduction	0		
ASSESSED VALUE	767,364		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	767,364		
TOTAL JUST VALUE	767,364		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	768,947		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000029	BUILD OUT OF SHEL	0	01/11/2022
22000030	BUILD OUT OF SHEL	0	01/11/2022
22000032	BUILD OUT	0	01/11/2022
22000028	BLDG ?	0	01/11/2022
22000027	BLDG ?	0	01/11/2022
22000025	BLDG??	0	01/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1204/0103	4/21/2021	QC	U	V	30	100

GRANTOR: DORADO DESIGN & CONST
GRANTEE: LABB PROPERTIES, LL
1174/0654 10/19/2020 WD P V 98 35,000
GRANTOR: HURST ANTON N TRUSTEE
GRANTEE: DORADO DESIGN & CON

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2022] W14 PTO=[YR=2022] N3 W4 S3 E4\$ W18																
BAS=[YR=2022] W14 PTO=[YR=2022] N3 W4 S3 E4\$ W18																
BAS=[YR=2022] W14 PTO=[YR=2022] N3 W4 S3 E4\$ W18																
BAS=[YR=2022] W14 PTO=[YR=2022] N3 W4 S3 E4\$ W32																
PTO=[YR=2022] N3 W4 S3 E4\$ W18 S45 E7 CAN=[YR=2022] S3 E18 N3 W18\$ E32 CAN=[YR=2022] S3 E18 N3 W18 \$ E25 N45\$ S45 E7																
CAN=[YR=2022] S3 E18 N3 W18\$ E25 N45\$ S45 E7 CAN=[YR=2022] S3 E18 N3 W18 \$ E25 N45\$.																

1 ACRE REMAINING AFTER SUBDV
OF PETRIK PARK BEING TRACT 2
DESC AS PART OF LANDS IN OR

LABB PROPERTIES, LLC
7949 MALLARD HILL DRIVE
TALLAHASSEE, FL 32309

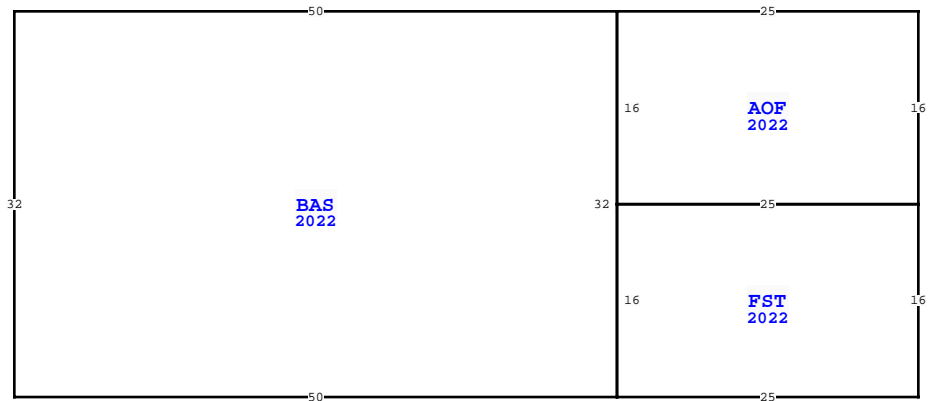
2024

00-00-077-000-10314-004



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100		
Frame	05	STEEL	100			
Exterior Wall	27	PREFIN	MTL	100		
Roof Structur	02	SHED	100			
Roof Cover	13	GALVALUM	100			
Interior Wall	05	DRYWALL	70			
Interior Wall		N/A	30			
Interior Floo	03	CONC	FINSH	90		
Interior Floo	10	LAMINATED	10			
Heating Type	04	AIR DUCTED	100			
Air Condition	03	CENTRAL	100			
Plumbing		4	100			
Story Height		14	100			
RMS		3	100			
Stories	1.	1.	100			
Units		0	100			
Quality	03	AVERAGE				
DOR CODE	1600	COMMUNITY SHOPPING				
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	
AOF	400	215	2022	860	42,433	
BAS	1,600	100	2022	1,600	78,947	
FST	400	70	2022	280	13,815	
TOTALS	2,400			2,740	135,196	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	WAREHOUSE	0%	- 0									Heated Area: 2000 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 2 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		672,767	
TOTAL MARKET OB/XF VALUE		54,597	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		767,364	
SOH/AGL Deduction		0	
ASSESSED VALUE		767,364	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		767,364	
TOTAL JUST VALUE		767,364	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		768,947	
UPDATED 911 ADDRESS TO REFLECT PRMT			
CHANGED TO COMMERCIAL OFFICES SP21-13			
5 YR PRLC CH, N/C			
AMENDED TRIM SENT TO NEW OWNER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000023	BLDG???	0	01/11/2022
21001282	COMM SHELL-CC	0	12/13/2021
21001088	COMM SHELL-CC	0	10/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1204/0103	4/21/2021	QC	U	V	30	100
GRANTOR: DORADO DESIGN & CONST						
GRANTEE: LABB PROPERTIES, LL						
1174/0654	10/19/2020	WD	P	V	98	35,000
GRANTOR: HURST ANTON N TRUSTEE						
GRANTEE: DORADO DESIGN & CON						

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
11	0955	PRIVACY FE	0	0	0	0		32.00	LF	15.00				475	

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
117 A SHADEVILLE RD, CRAWFORDVILLE																								