

LOT 77 HS P-74-M-21-B  
 PARCEL 1 AC IN SW 1/4  
 OR 49 P 894 & OR 74 P 784

BISELLI 2, LLC  
 2710 FOLEY CT  
 TALLAHASSEE, FL 32309

**2024**

00-00-077-000-10362-000

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	05	STEEL	100
Exterior Wall	30	VINYL	100
Roof Structur	02	SHED	100
Roof Cover	12	MODULAR	MT 100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Ceiling	01	FIN.SUSPD	100
Heating Type	09	ENG F AIR	100
Air Condition	07	ENG PACKGE	100
Fixtures			6 100
Story Height			0 100
RMS			9 100
Stories	1.		1. 100
Class	00	N/A	100
Units			0 100
Quality	03	AVERAGE	
DOR CODE	1700	OFFICE BUILDING	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,703	100	2005
BAS	1,723	100	2005
FOP	32	30	2005
FOP	32	30	2005
PTO	15	5	2005
PTO	15	5	2005
PTO	48	5	2005
PTO	48	5	2005
TOTALS	3,616		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2 OFFICE	04	3,452	114.1920	171.29	591,293	2005	2005	0	0	15	26.00	59.00
Heated Area: 3426 HX Base Yr												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		348,863	
TOTAL MARKET OB/XF VALUE		6,840	
TOTAL LAND VALUE - MARKET		43,524	
TOTAL MARKET VALUE		399,227	
SOH/AGL Deduction		0	
ASSESSED VALUE		399,227	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		399,227	
TOTAL JUST VALUE		399,227	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		570,874	
5 YR PRCL CK, CHG XF0B			
5 YR PRCL CH, N/C			
CORR RMS, PU CORR TRAV			
5 YR PRCL CH, PU FNDN, CORR EXW, HTP, A/C,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001102	CHANGE OF USE-CC		10/12/2023
2010825	USE PRMT	0	08/04/2010
20051191	A/C	0	08/08/2005
20051210	PLUMBING	0	08/08/2005
20051162	INTERIOR/COMM BLD	0	08/08/2005
20051174	ELEC	0	08/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0057	4/10/2024	WD Q	Q	I	01	465,000
GRANTOR: SHELL POINT COMMERCIA						
GRANTEE: BISELLI 2, LLC						
1326/0303	8/23/2023	WD Q	Q	I	01	400,000
GRANTOR: PHILLIPS WILLIAM S &						
GRANTEE: SHELL POINT COMMERC						

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
1	0250	ASPHALT AV	0	0	6,000.00	SF	2.00	2.00	100	2005	2005	3 57

TOTAL OB/XF												
6,840												

BUILDING NOTES												
BAS=[YR=2005] W43 S40 BAS=[YR=2005] N40 W13 PTO=[YR=2005] E5 N3 W5 S3\$ W30 S6 W2 S5 E2 S18 W2 S5 E2 S6 E3 D1 R1 E4 R1 U1 E4 R1 D1 E4 R1 U1 E2 N4 E8 S4 FOP=[YR=2005] N4 W8 S4 E8\$ PTO=[YR=2005] W8 S6 E8 N6\$ E2 R1 D1 E4 R1 U1 E6\$ E6 R1 D1 E4 R1 U1 E2 N4 E8 S4 FOP=[YR=2005] N4 W8 S4 E8\$ PTO=[YR=2005] W8 S6 E8 N6\$ E2 R1 D1 E4 R1 U1 E4 R1 D1 E4 R1 U1 E3 N40\$ PTO=[YR=2005] S5 E3 N5 W3\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	001700	C	1STORY OFF	0		CO	0.00	0.00	43,524.00	SF	1.00	1.00