

GRIENERS ADDITION
 BLOCK 9 LOT 3
 OR 58 P 344 OR 594 P 336

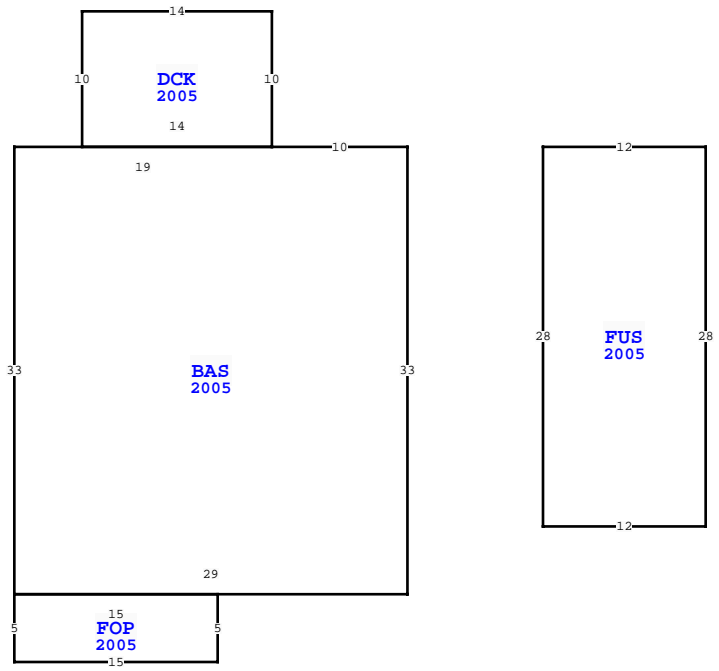
THE BIANCO FAMILY TRUST/BIANCO THOMAS FRANK ETAL
 6971 STANDING PINES LN
 TALLAHASSEE, FL 32312

2024

00-00-077-014-10495-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	2.	2.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	14.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	957	100	2005
DCK	140	10	2005
FOP	75	30	2005
FUS	336	100	2005
TOTALS	1,508		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,329	118.5000	140.72	187,017	2005	2010	0	0	13.00	87.00		
1 SINGLE FAM 0% - 0 Heated Area: 1293 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			162,705
TOTAL MARKET OB/XF VALUE			2,167
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			176,872
SOH/AGL Deduction			44,913
ASSESSED VALUE			131,959
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			131,959
TOTAL JUST VALUE			176,872
NCON VALUE			1,482
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,615
5 YR PRCL CK, CHG EYB 2005 TO 2010, QUAL FAIR TO A			
5 YR PRCL CK, N/C			
5 YR PRCL CH, PU FNDN & FRME			
CORRECTED SALE QUAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2005953	SFD	0	07/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/0040	1/25/2023	QC	U	I	11	100
GRANTOR: BIANCO THOMAS F						
GRANTEE: BIANCO THOMAS FRANK						
0637/0859	1/24/2006	WD	Q	I		123,000
GRANTOR: WESSINGER JASON						
GRANTEE: BIANCO THOMAS F						

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	32	12	384.00	SF	6.00	6.00	100	2005	2005	3	24	553	
2	0211	CONCRETE W	0	0	23	4	92.00	SF	6.00	6.00	100	2005	2005	3	24	132	
3	0210	CONCRETE D	0	0	19	13	247.00	SF	6.00	6.00	100	2024	2024		100	1,482	

35 CONCORD RD, CRAWFORDVILLE

BLD DATE	10/23/2019	MMLC	LGL DATE	
XF DATE	10/23/2019	MMLC	LAND DATE	10/23/2019
INC DATE			AG DATE	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2005]	W10	DCK=[YR=2005]	N10 W14 S10 E14\$ W19 S33
FOP=[YR=2005]	S5 E15 N5 W15\$ E29 N33\$	PTR=[YR=2005]	E10
FUS=[YR=2005]	S28 E12 N28 W12\$	W10\$.	

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							