

GREINERS ADDITION BLOCK 28
 LOT 16 & W 1/2 OF LOT 17
 LESS & EXCEPT WEST 12.5 FT

JAAR PROPERTIES LLC
 909 EAST PARK AVE
 TALLAHASSEE, FL 32301

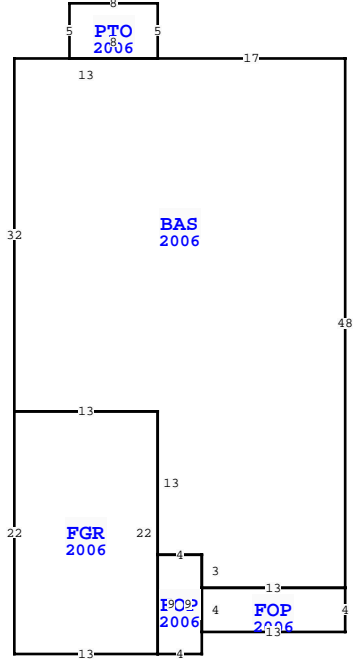
2024

00-00-077-014-10524-016



| ELEMENT | | BUILDING CHARACTERISTICS | | | |
|-----------|------------------|--------------------------|------|--------------|----------------------|
| CD | CONSTRUCTION | | | | |
| 02 | CONCR SLAB 100 | | | | |
| 02 | WOOD FRAME 100 | | | | |
| 30 | VINYL 100 | | | | |
| 03 | GABLE/HIP 100 | | | | |
| 03 | COMP SHNGL 100 | | | | |
| 05 | DRYWALL 100 | | | | |
| 14 | CARPET 70 | | | | |
| 08 | SHT VINYL 30 | | | | |
| 13 | HEAT PUMP 100 | | | | |
| 13 | HEAT PUMP 100 | | | | |
| | 3 100 | | | | |
| | 2 100 | | | | |
| | 0 100 | | | | |
| 1. | 1. 100 | | | | |
| | 0 100 | | | | |
| 03 | AVERAGE | | | | |
| 0100 | SINGLE FAMILY | | | | |
| 3 | MKT AREA | 10 | | | |
| 14.00 | | 1.25/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,220 | 100 | 2006 | 1,220 | 139,987 |
| FGR | 286 | 50 | 2006 | 143 | 16,408 |
| FOP | 36 | 30 | 2006 | 11 | 1,262 |
| FOP | 52 | 30 | 2006 | 16 | 1,836 |
| PTO | 40 | 5 | 2006 | 2 | 230 |
| TOTALS | 1,634 | | | 1,392 | 159,723 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,392 | 109.8000 | 130.39 | 181,503 | 2006 | 2011 | 0 | 0 | 12.00 | 88.00 | | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1220 HX Base Yr | | | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|---|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 159,723 | |
| TOTAL MARKET OB/XF VALUE | | 1,139 | |
| TOTAL LAND VALUE - MARKET | | 12,000 | |
| TOTAL MARKET VALUE | | 172,862 | |
| SOH/AGL Deduction | | 44,173 | |
| ASSESSED VALUE | | 128,689 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 128,689 | |
| TOTAL JUST VALUE | | 172,862 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | 0 | |
| PREVIOUS YEAR MKT VALUE | | 116,990 | |
| 5 YR PRCL CK, CHG QUAL FAIR TO AVG,XFOBS, CHG EYB | | | |
| 5 YR PRCL CH, PU XFOB LN 4 | | | |
| XFOB LN 3 | | | |
| 5 YR PRCL CH, PU FNDN & FRME, CORR FLOOR, PU | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 20051717 | SFD/CO | 0 | 10/21/2005 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 0998/0075 | 4/16/2016 | WD Q | Q | I | 05 | 370,000 |
| GRANTOR: LUCQUINRU REALTY INVE | | | | | | |
| GRANTEE: JAAR PROPERTIES, LL | | | | | | |
| 0788/0398 | 2/19/2009 | WD U | I | I | 37 | 80,000 |
| GRANTOR: DAVID B BOSARGE | | | | | | |
| GRANTEE: LUCQUINRU REALTY IN | | | | | | |

| 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 25 9 | 225.00 | SF | 6.00 | 6.00 | 100 | 2006 | 2006 | 3 | 27 | 365 | |
| 2 | 0211 | CONCRETE W | 0 | 0 9 4 | 36.00 | SF | 6.00 | 6.00 | 100 | 2006 | 2006 | 3 | 27 | 58 | |
| 3 | 0955 | PRIVACY FE | 0 | 0 0 0 | 62.00 | LF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 30 | 279 | |
| 4 | 0955 | PRIVACY FE | 0 | 0 0 0 | 32.00 | LF | 15.00 | 15.00 | 100 | 2017 | 2017 | 3 | 91 | 437 | |
| TOTALS | | | | | | | | | | | | | | 1,139 | |

| BLD DATE | | 11/14/2019 | MMAK | | LGL DATE | | |
|----------|--|------------|------|--|-----------|--|------------|
| XF DATE | | 11/14/2019 | MMAK | | LAND DATE | | 11/14/2019 |
| INC DATE | | | | | AG DATE | | |

| BUILDING NOTES | |
|---|--|
| | |
| BUILDING DIMENSIONS | |
| BAS=[YR=2006] W17 PTO=[YR=2006] N5 W8 S5 E8\$ W13 S32 | |
| FGR=[YR=2006] S22 E13 N22 W13\$ E13 S13 FOP=[YR=2006] S9 E4 | |
| N9 W4\$ E4 S3 FOP=[YR=2006] S4 E13 N4 W13\$ E13 N48\$. | |

| 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 | | | 75.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |