HUDSON HEIGHTS UNIT 4
BLOCK N LOT 3
OR 357 P 675 OR 896 P 668

CHING GREGORY KEITH
5430 VICTORY MINE RD
PLACERVILLE, CA 95667

2024

00-00-077-020-10610-001

BUILDING CHARACTERISTICS

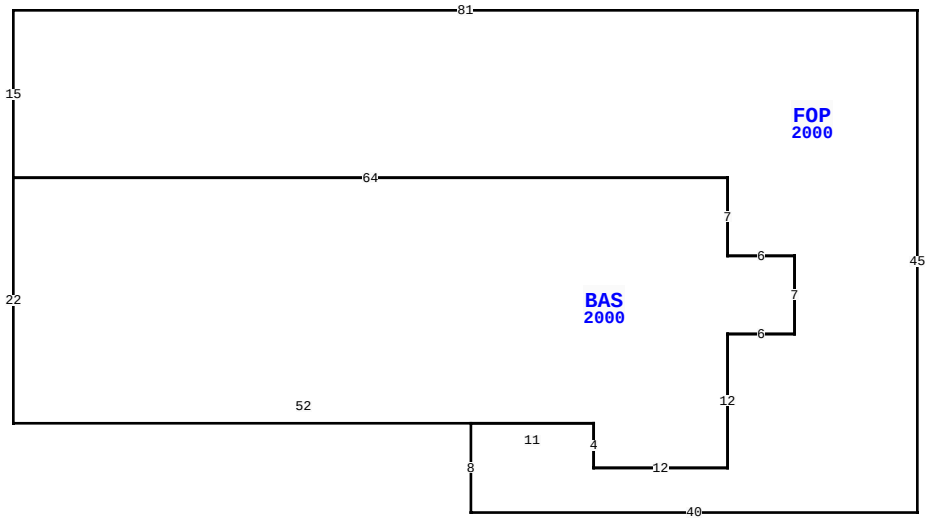
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Heating Type	09	ENG F AIR 100
Air Condition	07	ENG PACKGE 100
Fixtures		10 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Condition Adj	13	GOOD 100
Quality	06	SUPERIOR
DOR CODE	2200	DRIVE THRU REST
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	5010.00	1.30/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	2000	1,498	588,070
FOP	1,819	30	2000	546	214,343
TOTALS	3,317			2,044	802,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
2200	04	2,044	167.7652	392.57	802,413	2000	2021	0	0	100	2.00	100.00

1 FAST FOOD 0% - 2024 Heated Area: 1498 HX Base Yr



BLD DATE	03/02/2018	MMJT	LGL DATE		
XF DATE	03/02/2018	MMJT	LAND DATE	03/02/2018	MMJT
INC DATE			AG DATE		

2859 CRAWFORDVILLE HWY, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	802,413
TOTAL MARKET OB/XF VALUE	171,606
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,474,019
SOH/AGL Deduction	0
ASSESSED VALUE	1,474,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,474,019
TOTAL JUST VALUE	1,474,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,474,704

5YR CHK NC

2023 TRM RTND, UTF

FR 5 YR CK, PU NEW TRAV, BATH, PLUM, & XFOBS

RETRIM PER EB

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000459	HVAC CHANGE OUT-C		09/07/2023
OBN22-00015	RE-ROOF-CC	0	05/06/2022
2013194	MECH	0	04/05/2013
2009152	ELEC-SIGN	0	02/23/2009
200982	REPLC EVAPORATOR	0	01/29/2009
200976	REPLC SIGN	0	01/27/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0495	6/13/2022	WD	Q	I	05	2,393,000
GRANTOR: NFSGA LLC						
GRANTEE: CHING GREGORY KEITH						
1252/0184	12/15/2021	WD	Q	I	05	1,349,900
GRANTOR: B & B MERRIT REAL EST						
GRANTEE: NFSGA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W81 S15 E64 BAS=[YR=2000] W64 S22 E52 S4 E12 N12 E6 N7 W6 N7$ S7 E6 S7 W6 S12 W12 N4 W11 S8 E40 N45$.

EXTRA FEATURES

LN	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	0	0	13,030.00	SF	7.80	7.80	100	2000	2000	3	20	20,327	
2	0955	PRIVACY FE	0	0	0	0	450.00	LF	19.50	19.50	100	2015	2015	3	83	7,283	
3	0930	CANOPY	0	0	102	14	1,428.00	SF	58.50	58.50	100	2022	2022	EX	100	83,538	
4	0930	CANOPY	0	0	70	14	980.00	SF	58.50	58.50	100	2022	2022	EX	100	57,330	
5	0211	CONCRETE W	0	0	43	5	215.00	SF	7.80	7.80	100	2022	2022	3	97	1,627	
6	0211	CONCRETE W	0	0	31	6	186.00	SF	7.80	7.80	100	2022	2022	3	97	1,407	
7	0211	CONCRETE W	0	0	3	4	12.00	SF	7.80	7.80	100	2022	2022	3	100	94	

LAND DESCRIPTION

TOTAL OB/XF 171,606

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002200	C	FAST FOOD	0		C2	100.00	150.00	100.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	500,000							

REVIEW DATE 04/30/2024 BY Nwatts Total Acres: 0.34 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 06/10/2026 BY SYS