

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

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
16	WOOD FRAME 100				
02	WD FR STUC 100				
01	FLAT 100				
04	BUILT-UP 100				
05	DRYWALL 100				
11	CLAY TILE 100				
09	ENG F AIR 100				
07	ENG PACKGE 100				
	10 100				
	0 100				
	1 100				
1.	1. 100				
00	N/A 100				
	0 100				
13	GOOD 100				
06	SUPERIOR				
2200	DRIVE THRU REST				
3	MKT AREA	10			
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	% COND
1	FAST FOOD	0%	- 2024								
Heated Area: 1498						HX Base Yr					
BLD DATE	03/02/2018	MMJTT	LGL DATE								
XF DATE	03/02/2018	MMJTT	LAND DATE	03/02/2018	MMJTT						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		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		0				
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						

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	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	

TOTAL OB/XF												171,606					
2859 CRAWFORDVILLE HWY, CRAWFORDVILLE																	

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\$.																	

LAND DESCRIPTION																								
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	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							