HUDSON HEIGHTS UNIT 4
BLOCK N LOTS 4 & 13
DB 39 P 50 OR 357 P 675

CHING GREGORY KEITH
5340 VICTORY MINE RD
PLACERVILLE, CA 95667

2024

00-00-077-020-10611-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/25/2020 MMFR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	600,000
SOH/AGL Deduction	0
ASSESSED VALUE	600,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	600,000
TOTAL JUST VALUE	600,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,000

5 YR PRCL CK, N/C

PRCL:0:1: BUILDING ON PARCEL 10610-001

5 YR PRCL CH N/C-MM

NO OWNERSHIP CHG. SEE SALE NOTES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	V	05	1,349,900
GRANTOR: B & B MERRIT REAL EST						
GRANTEE: NFSGA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	002100	C	RESTAURANT	0		C2	100.00	150.00	100.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	600,000							

REVIEW DATE 05/07/2024 BY Nwatts Total Acres: 0.34 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 04/08/2026 BY SYS