

HUDSON HEIGHTS SUBD UNIT 4
 BLOCK O LOTS 5 & 6
 OR 19 P 678 OR 109 P 831

AYUSH12 LLC
 3362 JASMINE HILL RD
 TALLAHASSEE, FL 32311

2024

00-00-077-020-10619-000



ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	04	PLYWOOD	100		
Interior Floo	12	HARDWOOD	70		
Interior Floo	08	SHT	VINYL	30	
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Condition Adj	12	AVERAGE	100		
Quality	03	AVERAGE			
DOR CODE	1700	OFFICE	BUILDING		
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
BAS	1,044	100	1993	1,044	155,090
BAS	228	100	2020	228	33,870
FOP	72	30	1993	22	3,268
FOP	84	30	2017	25	3,714
TOTALS	1,428			1,319	195,943

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE	0%	- 2024									Heated Area: 1272 HX Base Yr	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	210,235		
TOTAL MARKET OB/XF VALUE	6,565		
TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	376,800		
SOH/AGL Deduction	0		
ASSESSED VALUE	376,800		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	376,800		
TOTAL JUST VALUE	376,800		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	381,658		
5 TR PRCL CK , N/C			
ADDED XFOB LINE 8 SOLAR PANELS			
5 YR PRCL CH, PU NEW TRAV, CHG RMS & LAND COD			
COA PER NCOA MOVED ACNTS REPORT WCPA TRIM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00026	SOLAR PANELS-CC	0	10/19/2021
20000874	ENCLOSURE-CO	0	09/09/2020
18000072	SAFE INSP	0	01/25/2018
18000016	SIGN-CO	0	01/19/2018
17001434	STORAGE SHED-CO	0	11/08/2017
17000931	SIDING-CO	0	07/07/2017
SALES DATA			
OFF RECORD Number	DATE	TYPE INST U / V / I	RSN CD SALE PRICE
1289/0060	10/26/2022	WD Q	I 01 425,000
GRANTOR: BOZEMAN ANGELA R & CL			
GRANTEE: AYUSH12 LLC			
1039/0353	6/21/2017	WD Q	I 01 120,000
GRANTOR: POLITIS P & SIMPSON S			
GRANTEE: BOZEMAN ANGELA R &			
BUILDING NOTES			
BUILDING DIMENSIONS			
FOP=[YR=2017] W12 BAS=[YR=1993] W42 S26 E34 FOP=[YR=1993] S3 E8 N9 W8 S6\$ N6 E8 BAS=[YR=2020] S6 E12 N19 W12 S13\$ N20\$ S7 E12 N7\$.			

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	0250	ASPHALT AV	0	0	54	40			2.00	100	2017	2017	3	76	3,283	
2	0211	CONCRETE W	0	0	26	4			6.00	100	2017	2017	3	76	474	
3	0211	CONCRETE W	0	0	6	4			6.00	100	2017	2017	3	76	109	
4	0125	MTL/VYL AC	0	0	0	0			19.00	100	2017	2017	3	76	693	
5	0375	WOOD WALK	0	0	27	4			15.00	100	2017	2017	3	76	1,231	
6	0250	ASPHALT AV	0	0	0	0			2.00	100	2017	2017	3	76	228	
7	0210	CONCRETE D	0	0	10	12			6.00	100	2017	2017	3	76	547	
8	1450	SOLAR PANE	0	0	0	0			0.00	100	2021	2021	3	93	0	
TOTALS														6,565		

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	001700	C	1STORY OFF	0		C2	0.00	0.00	200.00	FF		1.00	1.00	1.00	800.00	800.00	160,000							



ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	05		STEEL	100	
Exterior Wall	27		PREFIN	MTL 100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	13		GALVALUM	100	
Interior Wall	07		NONE	100	
Interior Floo	03		CONC	FINSH 100	
Heating Type	01		NONE	100	
Air Condition	01		NONE	100	
Story Height			0	100	
RMS			0	100	
Stories	1.		1.	100	
Class	00		N/A	100	
Units			0	100	
Quality	03		AVERAGE		
DOR CODE	1700		OFFICE BUILDING		
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
PTO	84	5	2017	4	105
UGR	1,352	40	2017	541	14,187
TOTALS	1,436			545	14,292

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SFR	UFGR	0%	- 2024								
					Heated Area: 0			HX Base Yr				
BLD DATE	12/14/2020	FRAK	LGL DATE	12/14/2020	FRAK							
XF DATE	12/14/2020	FRAK	LAND DATE	12/14/2020	FRAK							
INC DATE			AG DATE									

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TOTAL MARKET VALUE		376,800	
SOH/AGL Deduction		0	
ASSESSED VALUE		376,800	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		376,800	
TOTAL JUST VALUE		376,800	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		381,658	
5 YR PRCL CH, N/C CARD 1 & 2			
LN 7			
5 YR PRCL CH, N/C CARD 1, PU CARD 2, PU XFOB			
PU CORR TRAV, DEL BEDS, PU XFOB LN 1-6			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000894	REROOF-CO	0	06/27/2017
17000877	CHG OF USE- TEMP	0	06/26/2017
17000877	SAFE INSP	0	06/26/2017
17000877	SAFE INSP	0	06/26/2017
17000507	SAFE INSP	0	04/12/2017
201031	SEWER	0	01/20/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0060	10/26/2022	WD	Q	I	01	425,000
GRANTOR: BOZEMAN ANGELA R & CL						
GRANTEE: AYUSH12 LLC						
1039/0353	6/21/2017	WD	Q	I	01	120,000
GRANTOR: POLITIS P & SIMPSON S						
GRANTEE: BOZEMAN ANGELA R &						

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							
2795 CRAWFORDVILLE HWY, CRAWFORDVILLE																							

BUILDING NOTES			

BUILDING DIMENSIONS			
UGR=[YR=2017] W26 S52 PTO=[YR=2017] N21 W4 S21 E4\$ E26 N52\$.			

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		