

OLD COURTHOUSE SQUARE LOT 1  
 OR 426 P 21 & OR 462 P 212  
 OR 541 P 111 OR 550 P 51

LAS HOLDINGS, LLC  
 3172 SW STATE RD 14  
 MADISON, FL 32340

2024

00-00-077-280-10378-A01



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2.5 100				
	0 100				
2.	2. 100				
	0 100				
03	AVERAGE				
0401	TOWNHOUSE				
5	MKT AREA		10		
280.00	0.80/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2005	720	46,993
FUS	720	100	2005	720	46,993
STP	8	10	2005	1	65
TOTALS	1,448			1,441	94,051

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TWNHSE	0% - 0										Heated Area: 1440 HX Base Yr	
BLD DATE	03/23/2017	MMSR	LGL DATE	03/23/2017	MMSR								
XF DATE	03/13/2012	KLMM	LAND DATE										
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY					
VALUATION SUMMARY			PAGE 1 of 1		
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		94,051			
TOTAL MARKET OB/XF VALUE		0			
TOTAL LAND VALUE - MARKET		30,000			
TOTAL MARKET VALUE		124,051			
SOH/AGL Deduction		15,615			
ASSESSED VALUE		108,436			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		108,436			
TOTAL JUST VALUE		124,051			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		126,592			
5 YR PRCL CH, N/C					
2019 TRIM RETURNED					
CHG MAILING ADD PER OWNER PHONE CALL					
5 YR PRCL CH, N/C					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000316	MECHANICAL	0	08/11/2020		
2005752	TN HSE	0	06/02/2005		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
1086/0716	9/06/2018	CT U	I	12	61,600
GRANTOR: NATIONSTAR MORTGAGE L					
GRANTEE: LAS HOLDINGS LLC					
0653/0838	4/28/2006	WD Q	I		130,000
GRANTOR: BRACKENCHASE BUILDERS					
GRANTEE: LEWIS RHONDA S.					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2005] W18 S40 E7 STP=[YR=2005] S2 E4 N2 W4\$ E11 N40\$ PTR=E10 FUS=[YR=2005] S40 E18 N40 W18\$ W10\$.					

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
3 A OLD COURTHOUSE WAY, CRAWFORDVILLE																
TOTAL OB/XF 0																

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	000810	C	TOWNHOUSE1	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							