

OLD COURTHOUSE SQUARE LOT 2
 OR 426 P 62 & 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-A02



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	624	100	2005	624	40,727
FSP	96	55	2005	53	3,460
FUS	720	100	2005	720	46,993
STP	8	10	2005	1	65
TOTALS	1,448			1,398	91,245

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0120	01	1,398	122.5000	88.20	123,304	2005	2005	0	0	26.00	74.00		
1 TWNHSE 0% - 0 Heated Area: 1344 HX Base Yr													
03/23/2017	03/13/2012											03/23/2017	MMSR

WAKULLA COUNTY PROPERTY						
VALUATION SUMMARY			PAGE 1 of 1			
VALUATION BY			STANDARD			
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE			91,245			
TOTAL MARKET OB/XF VALUE			0			
TOTAL LAND VALUE - MARKET			30,000			
TOTAL MARKET VALUE			121,245			
SOH/AGL Deduction			16,001			
ASSESSED VALUE			105,244			
TOTAL EXEMPTION VALUE			0			
BASE TAXABLE VALUE			105,244			
TOTAL JUST VALUE			121,245			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			123,711			
5 YR PRCL CH, N/C						
CHANGE MAILING ADD PER OWNER PHONE CALL						
5 YR PRCL CH, N/C						
TWNHSE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B24-000164	HVAC CHANGE OUT-C		03/07/2024			
2005754	TN HSE	0	06/02/2005			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1103/0340	3/14/2019	CT	U	I	18	70,800
GRANTOR: WAKULLA CLERK OF COUR						
GRANTEE: LAS HOLDINGS LLC						
0653/0759	4/28/2006	WD	Q	I		125,900
GRANTOR: BRACKENCHASE BUILDERS						
GRANTEE: LEWIS RHONDA S.						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2005] W6 FSP=[YR=2005] W12 S8 E12 N8\$ S8 W12 S32 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 B 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							