

OLD COURTHOUSE SQUARE LOT 3
 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-A03



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		
0120	01	1,441	122.5000	88.20	127,096	2005	2005	0	0	26.00	74.00		
1 TWNHSE 0% - 0 Heated Area: 1440 HX Base Yr													
				BLD DATE	03/23/2017	MMSR	LGL DATE						
				XF DATE	03/13/2012	KLMM	LAND DATE	03/23/2017	MMSR				
				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				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 UTF						
CHG MAILING ADD PER OWNER PHONE CALL						
5 YR PRCL CH, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2005756	TN HSE	0	06/02/2005			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1087/0410	9/27/2018	CT	U	I	18	43,300
GRANTOR: LEWIS RHONDA S						
GRANTEE: LAS HOLDINGS, LLC						
0653/0790	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\$.						

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
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							