

OLD COURTHOUSE SQUARE LOT 38
 OR 426 P 62 OR 494 P 214
 OR 518 P 687 OR 1026 P 661

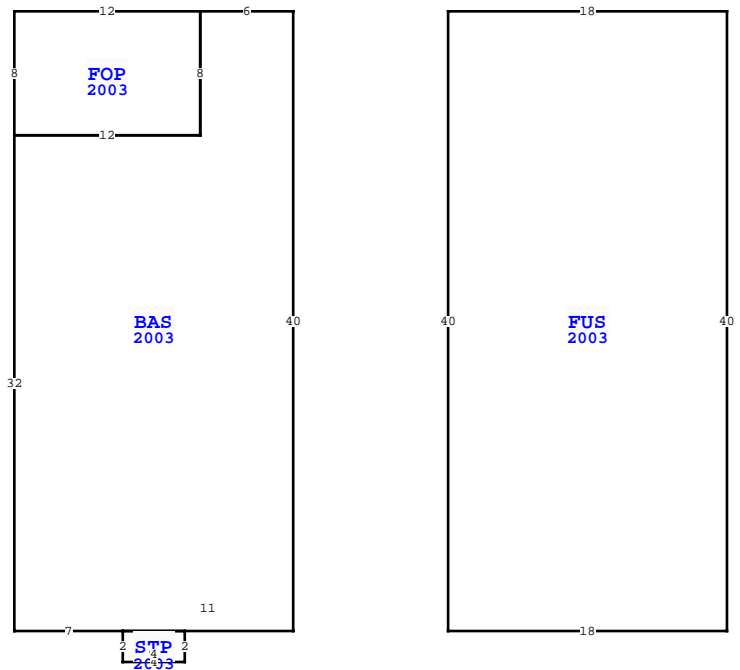
LAS HOLDINGS, LLC/TRANQUILITY REALTY LLC
 3172 SW SR 14
 MADISON, FL 32340

2024

00-00-077-280-10378-A38


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	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	05	DRYWALL		100	
Interior Floor	14	CARPET		70	
Interior Floor	11	CLAY TILE		30	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				3	100
Bathrooms				2.5	100
Story Height				0	100
Stories	2.			2.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0401 TOWNHOUSE				
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	280.00		0.80/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2003	624	38,526
FOP	96	30	2003	29	1,791
FUS	720	100	2003	720	44,453
STP	8	10	2003	1	62
TOTALS	1,448			1,374	84,831

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TWNHSE	0%	- 2024									Heated Area: 1344 HX Base Yr	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				84,831		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				114,831		
SOH/AGL Deduction				0		
ASSESSED VALUE				114,831		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				114,831		
TOTAL JUST VALUE				114,831		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				117,254		
5 YR PRCL CH, N/C						
5 YR PRCL CH, PU CORR TRAV						
WALTER B HISOR DOD 12-8-2016 OR 1026 P 661						
ATTACHED TO COMPLETE/RTND QUESTIONNAIRE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB24-000269	RE-ROOF/SHINGLES-		05/01/2024			
OB22-000132	HVAC CHANGE OUT		03/01/2022			
30377	TNHSE	0	06/12/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/0199	3/27/2023	QC	U	I	11	100
GRANTOR: TOMPKINS PAUL & SIMON						
GRANTEE: LAS HOLDINGS, LLC &						
1248/0782	1/27/2022	CT	U	I	11	75,000
GRANTOR: WELLS FARGO NA HISOR						
GRANTEE: TOMPKINS PAUL & SIM						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2003] W6 FOP=[YR=2003] W12 S8 E12 N8\$ S8 W12 S32 E7						
STP=[YR=2003] S2 E4 N2 W4\$ E11 N40\$ PTR=E10 FUS=[YR=2003] 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

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								