

PETRIK PARK LOT 2  
 OR 301 P 148 OR 430 P 68  
 OR 625 P 200 OR 632 P 894

BABAKHIN ALEXANDRE/BABAKHIN OLGA  
 2012 WINDSOR OAKS CT  
 TALLAHASSEE, FL 32308

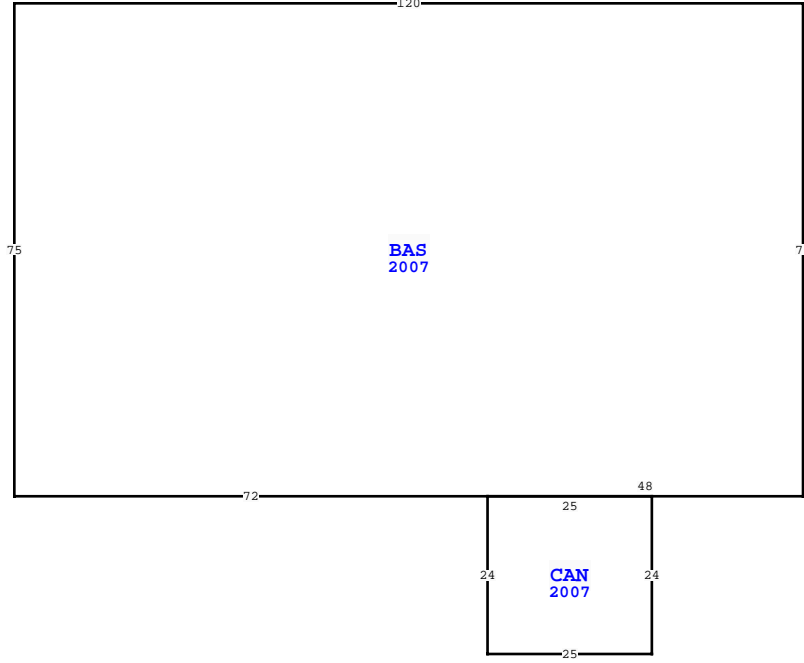
2024

00-00-077-297-10314-A02



ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	05		STEEL	100	
Exterior Wall	24		CORG	METAL 100	
Roof Structur	01		FLAT	100	
Roof Cover	12		MODULAR	MT 100	
Interior Wall	05		DRYWALL	100	
Interior Floo	05		ASPH	TILE 50	
Interior Floo	14		CARPET	50	
Ceiling	01		FIN.SUSPD	100	
Heating Type	09		ENG F AIR	100	
Air Condition	06		ENG CENTRL	100	
Fixtures		14	100		
Story Height		0	100		
RMS		8	100		
Stories	1.	1.	100		
Class	00		N/A 100		
Units		0	100		
Quality	03		AVERAGE		
DOR CODE	1900		PROFESSIONAL	BLDG	
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	9,000	100	2007	9,000	268,281
CAN	600	30	2007	180	5,366
TOTALS	9,600			9,180	273,647

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	REC FACIL	0%	- 2024									
Heated Area: 9000 HX Base Yr												



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			273,647
TOTAL MARKET OB/XF VALUE			8,855
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			322,502
SOH/AGL Deduction			0
ASSESSED VALUE			322,502
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			322,502
TOTAL JUST VALUE			322,502
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			329,516

5 YR PRCL CK, CHG XFOBS			
INCR EYB 2007-2009 PRMT OB21-000243			
5 YR PRCL CH N/C-FR			
ADD SS TO NOTC ON PRCL SCREEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000243	MECH-CO	0	05/14/2021
2007160	A/C,HEAT	0	02/05/2007
20061951	ELEC	0	12/07/2006
20061940	COMM BLDG-CO	0	12/06/2006
20061437	FIRE LINE	0	08/31/2006
20061411	PLUMBING	0	08/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1309/0385	4/10/2023	QC	U	I	11	100
GRANTOR: INTERNATIONAL GOLD GY						
GRANTEE: BABAKHIN ALEXANDRE						
0858/0575	8/05/2011	WD	Q	I	05	565,000
GRANTOR: BARNES ENTERPRISES LL						
GRANTEE: INTERNATIONAL GOLD						

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	0210	CONCRETE D	0	0	24	30	720.00	SF	6.00	6.00	100	2007	2007	3	57	2,462	
2	0211	CONCRETE W	0	0	225	5	1,125.00	SF	6.00	6.00	100	2007	2007	3	57	3,848	
3	0250	ASPHALT AV	0	0	88	16	1,408.00	SF	2.00	2.00	100	2008	2008	3	62	1,746	
4	0250	ASPHALT AV	0	0	28	23	644.00	SF	2.00	2.00	100	2008	2008	3	62	799	

TOTAL OB/XF													8,855
54 FELI WAY, CRAWFORDVILLE													
BLD DATE	07/06/2020	FRFR	LGL DATE										
XF DATE	07/06/2020	FRFR	LAND DATE	07/06/2020									
INC DATE			AG DATE										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2007] W120 S75 E72 CAN=[YR=2007] S24 E25 N24 W25\$ E48 N75\$.												

LAND DESCRIPTION													TOTAL OB/XF													8,855
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	001000	C	VAC COMMERCI	0			150.00	332.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000									