

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	80
Exterior Wall	20	FACE BRICK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	13.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,400	100	2004
FSP	126	55	2004
PTO	80	5	2004
TOTALS	1,606		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,473	97.9200	116.28	171,280	2004	2008	0	0	15.00	85.00		
1 SINGLE FAM 0% - 0 Heated Area: 1400 HX Base Yr													
BLD DATE	03/18/2020			MMJT	LGL DATE								
XF DATE	03/18/2020			MMJT	LAND DATE	03/09/2019		JB					
INC DATE													

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				145,588		
TOTAL MARKET OB/XF VALUE				2,568		
TOTAL LAND VALUE - MARKET				30,600		
TOTAL MARKET VALUE				178,756		
SOH/AGL Deduction				39,027		
ASSESSED VALUE				139,729		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				139,729		
TOTAL JUST VALUE				178,756		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				127,026		
5 YR PRCL CK, CHG QUAL FAIR TO AVG						
REROOF CC OB23-568 INCR EYB 2004-2008						
5 YR PRCL CK, CHG FLOR, DEL XFOB LN 5, 6						
1/1/18 CO 8/2017, LIS PENDENS/FORECLOSURE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000568	RE-ROOF/SHINGLES-		11/01/2023			
31384	SFR	0	02/17/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1160/0476	6/15/2020	QC	U	I	30	100
GRANTOR: CUV TALLAHASSEE GROUP						
GRANTEE: WU PING						
1094/0306	11/29/2018	WD	U	I	12	71,000
GRANTOR: WELLS FARGO BANK NATI						
GRANTEE: CUV TALLAHASSEE GRO						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2004] W16 PTO=[YR=2004] N8 W10 S8 E10\$ W40 S25 E21						
FSP=[YR=2004] S6 E21 N6 W21\$ E35 N25\$.						

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	25	20	500.00	SF	6.00	6.00	100	2004	2004	3	23	690	
2	0211	CONCRETE W	0	0	40	5	200.00	SF	6.00	6.00	100	2004	2004	3	23	276	
3	0700	PORT BLDG	0	0	20	12	240.00	SF	8.00	8.00	100	2001	2001	3	58	1,114	
4	0955	PRIVACY FE	0	0	0	0	50.00	LF	15.00	15.00	100	2011	2011	3	65	488	
TOTALS																	

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	000100	C	SFR	0			100.00	100.00	1.00	LT		1.00	1.00	2.00	15,300.00	30,600.00	30,600							