

SHADY SEA
BLOCK 6 LOTS 4 & 5
OR 67 P 149 & OR 73 P 144

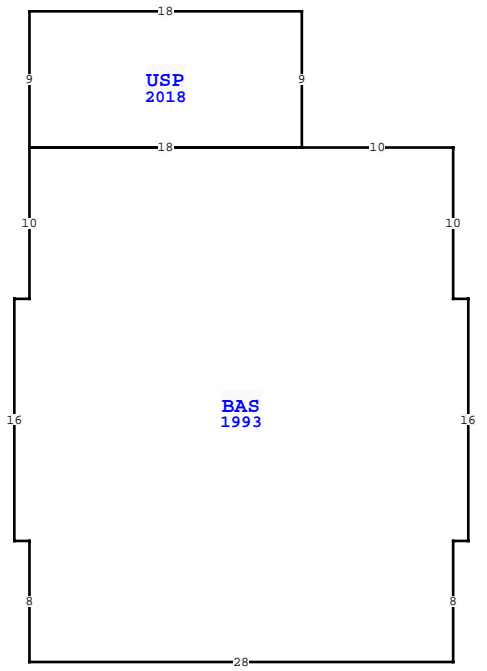
MCBRIDE CHARLES L ETAL/MCBRIDE MICHAEL B ETAL
5387 LAKE RD
MONTICELLO, FL 32344

2024

00-00-114-088-11795-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	05
NEIGHBORHOOD/LOC	88.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	984	100	1993
USP	162	40	2018
TOTALS	1,146		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2018		80.75	84,707	1950	1976	0	0	58.75	41.25	
Heated Area: 984 HX Base Yr 2018													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			34,942
TOTAL MARKET OB/XF VALUE			852
TOTAL LAND VALUE - MARKET			6,400
TOTAL MARKET VALUE			42,194
SOH/AGL Deduction			2,131
ASSESSED VALUE			40,063
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			15,063
TOTAL JUST VALUE			42,194
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			43,275

SO, BUT WILL HAVE OWNER CALL IF THERE IS.

5 YR PRCL CK, CHG ELMNTS AS FUTURE PAPER, NO VISUA
LN 2, SFD IN GOOD REPAIR

MICHAEL, CORR TRAV, PU SF XFOB LN 1, PU XFOB

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013487	RE-ROOF	0	07/19/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1053/0240	11/08/2017	QC	U	I	11	100

GRANTOR: MCBRIDE CHARLES L
GRANTEE: MCBRIDE CHARLES L, M

0914/0292	6/20/2013	WD	Q	I	01	24,100
GRANTOR: KAJA HOLDINGS LLC GRANTEE: MCBRIDE CHARLES L						

BLD DATE		02/28/2019	MMSR	LGL DATE	02/28/2019	MMSR
XF DATE		02/28/2019	MMSR	LAND DATE		02/28/2019
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[YR=1993] W10 USP=[YR=2018] N9 W18 S9 E18 \$ W18 S10 W1 S16 E1 S8 E28 N8 E1 N16 W1 N10 \$.

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	0630	METAL UTL	0	100	23	15			8.00	100	1980	1980	3	20	552	
2	0940	OPEN SHED	0	100	14	8			4.00	100	2015	2015	3	67	300	

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	100			40.00	100.00	1.00	LT		1.00	1.00	1.00	3,200.00	3,200.00	3,200							
2	000000	C	VAC RES	100			40.00	100.00	1.00	LT		1.00	1.00	1.00	3,200.00	3,200.00	3,200							