

RIVER BEND SUBD
 BLOCK C LOT 25 & W 23' OF LT23
 OR 34 P 889 & OR 75 P 602, 604

AQUA VITA LLC
 7015 OLD SAINT AUGUSTINE RD
 TALLAHASSEE, FL 32311-8536

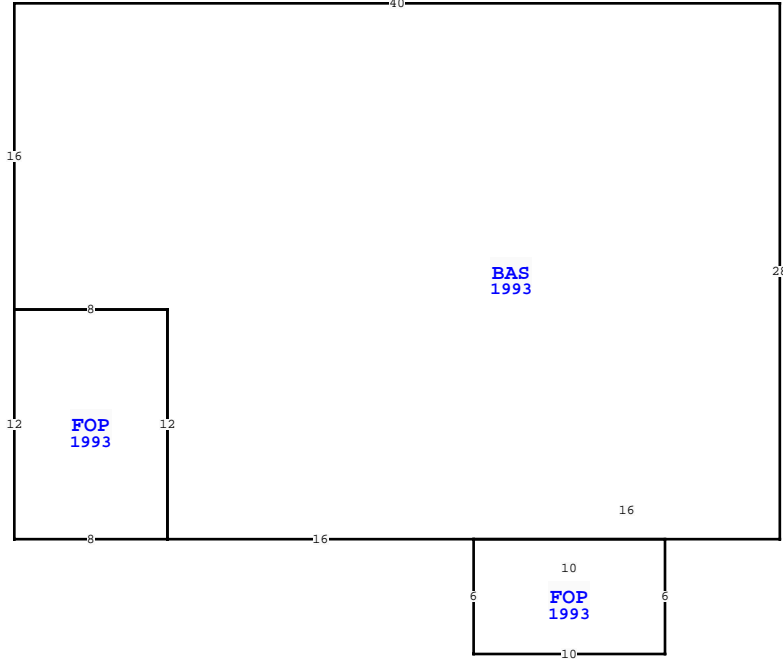
2024

03-6S-02W-036-03814-000



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY	100		
Exterior Wall	15	CONC	BLOCK	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY	TILE	100	
Heating Type	02	CONVECTION	100		
Air Condition	02	WINDOW	100		
Bedrooms		2	100		
Bathrooms		2	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	03		
NEIGHBORHOOD/LOC	36.200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	1993	1,024	40,038
FOP	60	30	1993	18	704
FOP	96	30	1993	29	1,134
TOTALS	1,180			1,071	41,876

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND		
1	SINGLE FAM	0%	- 0										Heated Area: 1024 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,876
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			55,876
SOH/AGL Deduction			0
ASSESSED VALUE			55,876
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			55,876
TOTAL JUST VALUE			55,876
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			64,344
5 YR PRCL CH ROOF DAMAGE OBSERVED CONDITION OF 40			
2023 TRIM RETURNED COA			
5 YR PRCL CHK N/C			
5 YR PRCL CH, PU FNDN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0581/0295	2/18/2005	WD Q	Q	I		175,000
GRANTOR: COX JIM LEARY & WIECZ						
GRANTEE: AQUA VITA LLC						
0271/0720	3/20/1996	WD U	U	I		100
GRANTOR: COX JIM LEARY & WIECZ						
GRANTEE:						

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

TOTAL OB/XF																
0																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W40 S16 FOP=[YR=1993] S12 E8 N12 W8 \$ E8 S12 E16 FOP=[YR=1993] S6 E10 N6 W10 \$ E16 N28 \$.													

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	DPTH 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			97.00	172.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000										