

RIVER BEND SUB BLOCK D  
 LOT 24 OR 13 P 714  
 OR 64 P 107 OR 382 P 464

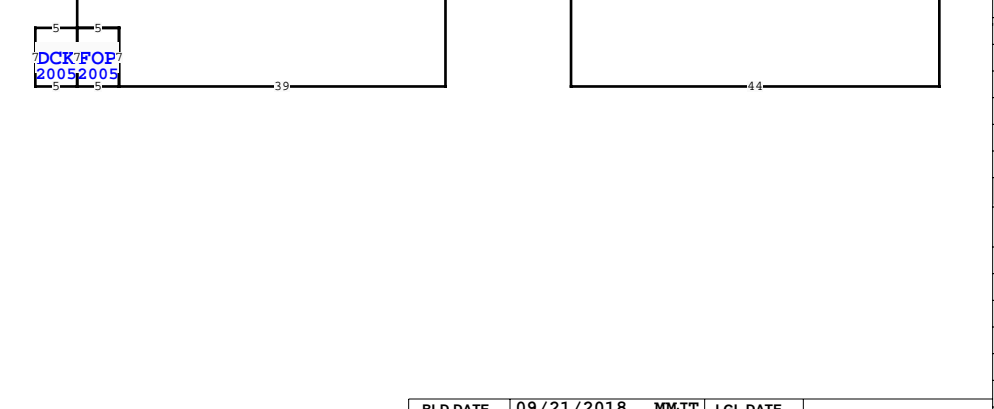
MURRAY RONALD CORNELIUS SR & ANDRA SCOTT CORNELIUS  
 428 FRANK SHAW RD  
 TALLAHASSEE, FL 32312

**2024**

03-6S-02W-036-03844-000

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,229	137.4000	176.22	392,794	2005	2009	0	0	14.00	86.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	2005	1,821	275,971
DCK	25	10	2005	2	303
DCK	35	10	2005	4	606
FOP	35	30	2005	10	1,515
FSP	300	55	2005	165	25,005
PCP	1,932	10	2005	193	29,249
PST	224	15	2005	34	5,152
<b>TOTALS</b>	<b>4,372</b>			<b>2,229</b>	<b>337,803</b>

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	0375	WOOD WALK	0	0	102	4			15.00	100	1990	1990	3	20	1,224	
2	0007	ELECTRIC L	0	0	0	0			7,500.00	100	2000	2000	3	20	1,500	
3	0350	BOATDOCK A	0	0	20	10			24.00	100	2000	2000	3	20	960	
4	0330	BOAT SHED	0	0	24	12			15.00	100	2000	2000	3	20	864	
5	0060	DECK WOOD	0	0	0	0			5.00	100	2005	2005	3	20	56	
6	0005	ELEVATOR	0	0	0	0			29,000.00	100	2006	2006	3	66	19,140	
7	0210	CONCRETE D	0	0	13	6			6.00	100	2009	2009	3	39	183	
8	0211	CONCRETE W	0	0	0	0			6.00	100	2009	2009	3	39	94	

BLD DATE	09/21/2018	MMJTT	LGL DATE	09/21/2018	MMJTT
XF DATE	09/21/2018	MMJTT	LAND DATE	09/21/2018	MMJTT
INC DATE			AG DATE		

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	0			80.00	179.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

TOTAL OB/XF																							
24,021																							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		337,803	
TOTAL MARKET OB/XF VALUE		24,021	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		506,824	
SOH/AGL Deduction		59,633	
ASSESSED VALUE		447,191	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		447,191	
TOTAL JUST VALUE		506,824	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		698,461	
2005-2009 NEW RF.			
MM 5 YR CK, CORR BLDG COMPS, ADJ EYB			
5 YR PRCL CK, N/C			
LN 9, PU XFOB LN 8-9, CORR LAND CODE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051594	ELEVATOR	0	10/03/2005
20051433	DEMO OLD SFD	0	09/13/2005
031282	CONS SFD	0	01/29/2004
031282	W/EXT SFD	0	01/29/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0948/0131	7/30/2014	WD U	I	I	11	100
GRANTOR: CORNELIUS MURRAY R SR						
GRANTEE: MURRAY R SR & ANDRA						
0402/0149	3/12/2001	WD U	I	I		100
GRANTOR: RL SMITH JR						
GRANTEE: CORNELIUS MURRAY R						

BUILDING NOTES									
DCK=[YR=2005] W5 FSP=[YR=2005] W30 S10 E30 BAS=[YR=2005] W30 N10 W14 S42 DCK=[YR=2005] W5 S7 E5 N7\$ FOP=[YR=2005] S7 E5 N7 W5\$ E5 S7 E39 PTR=E15 PCP=[YR=2005] E44 N25 W16 N14 E16 PST=[YR=2005] W16 S14 E16 N14\$ N10 W44 S49\$ W15\$ N39\$ N10\$ S5 E5 N5\$.									

BUILDING DIMENSIONS									
DCK=[YR=2005] W5 FSP=[YR=2005] W30 S10 E30 BAS=[YR=2005] W30 N10 W14 S42 DCK=[YR=2005] W5 S7 E5 N7\$ FOP=[YR=2005] S7 E5 N7 W5\$ E5 S7 E39 PTR=E15 PCP=[YR=2005] E44 N25 W16 N14 E16 PST=[YR=2005] W16 S14 E16 N14\$ N10 W44 S49\$ W15\$ N39\$ N10\$ S5 E5 N5\$.									