

RIVERSIDE SUB BLOCK B  
 LOTS 7 & 8  
 OR 17 P 484 OR 113 P 384-385

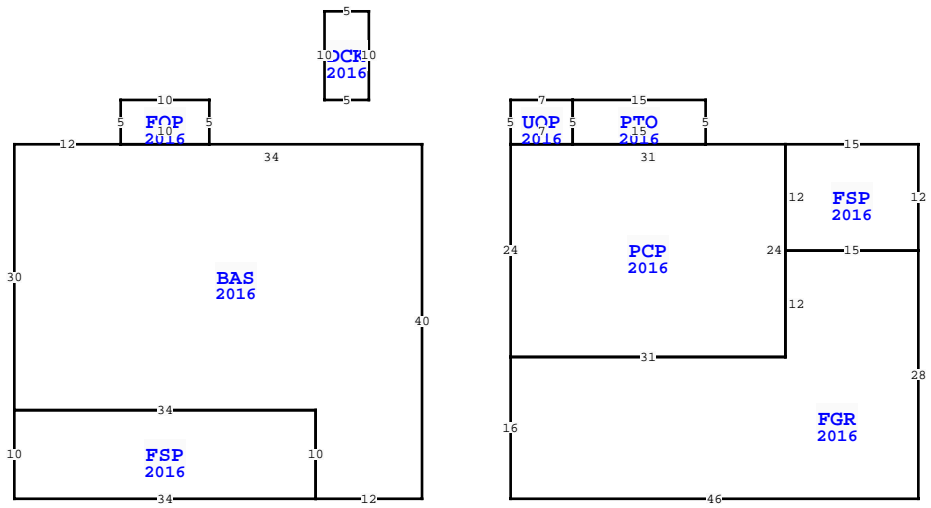
BRADY JOHN T III/BRADY LISA M  
 4229 NATURAL BRIDGE RD  
 TALLAHASSEE, FL 32305-2300

**2024**

03-6S-03W-041-01373-000

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	11	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	LAMINATED 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,349	140.6000	133.57	313,756	2016	2016	0	0	0	7.00	93.00	
1 SINGLE FAM 0% - 0 Heated Area: 1500 HX Base Yr													



BUILDING CHARACTERISTICS					
QUALITY	03 AVERAGE				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	5	MKT AREA	02		
NEIGHBORHOOD/LOC	41.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2016	1,500	186,330
DCK	50	10	2016	5	621
FGR	916	50	2016	458	56,893
FOP	50	30	2016	15	1,864
FSP	180	55	2016	99	12,297
FSP	340	55	2016	187	23,230
PCP	744	10	2016	74	9,192
PTO	75	5	2016	4	497
UOP	35	20	2016	7	870
TOTALS	3,890			2,349	291,793

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	46	38	1,748.00	SF	6.00	6.00	100	2016	2016	3	72	7,551	
2	0211	CONCRETE W	0	0	29	4	116.00	SF	6.00	6.00	100	2016	2016	3	72	501	
3	0211	CONCRETE W	0	0	11	4	44.00	SF	6.00	6.00	100	2016	2016	3	72	190	
4	0080	4' CHAINLI	0	0	0	0	423.00	LF	13.00	13.00	100	2019	2019	3	85	4,674	
5	0009	DUMBWAITER	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2021	2021	3	96	9,600	
6	0211	CONCRETE W	0	0	8	8	64.00	SF	6.00	6.00	100	2021	2021	3	93	357	

TOTAL OB/XF													
22,873													

LAND DESCRIPTION																								
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			100.00	125.00	1.00	LT		1.00	1.00	1.00	22,950.00	22,950.00	22,950							

TOTAL OB/XF													
22,873													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			291,793
TOTAL MARKET OB/XF VALUE			22,873
TOTAL LAND VALUE - MARKET			22,950
TOTAL MARKET VALUE			337,616
SOH/AGL Deduction			997
ASSESSED VALUE			336,619
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			336,619
TOTAL JUST VALUE			337,616
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,697
2023 TRIM RETURNED COA			
MM 5YR CK - CORR EXW; PU XFOBS			
COA PER USPS FORM 3547			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000126	GAS	0	07/14/2020
16000353	GAS	0	07/07/2016
16000353	SFD-CO	0	04/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0995/0195	3/11/2016	QC	U	V	30	100
GRANTOR: BRADY JOHN T JR & ALI						
GRANTEE: BRADY JOHN T III &						
0982/0632	10/08/2015	WD	Q	V	01	29,000
GRANTOR: WEST JUDD L						
GRANTEE: BRADY JOHN T III &						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2016] W34 FOP=[YR=2016] E10 N5 PTR=E13 DCK=[YR=2016] E5 N10 W5 S10\$ W13\$ W10 S5\$ W12 S30 E34 S10 FSP=[YR=2016] N10 W34 S10 E34\$ E12 PTR=E10 FGR=[YR=2016] E46 N28 W15 S12 W31 PCP=[YR=2016] E31 N24 FSP=[YR=2016] E15 S12 W15 N12\$ W31 UOP=[YR=2016] E7 N5 PTO=[YR=2016] S5 E15 N5 W15\$ W7 S5\$ S24\$ S16\$ W10\$ N40\$.													