

HAMMOCK WOODS SUB  
 BLOCK B LOT 10 OR 227 P 97  
 OR 232 P 48 OR 712 P 211

CLEAR SPRINGS PROPERTY  
 2211 BANNERMAN RD  
 TALLAHASSEE, FL 32312

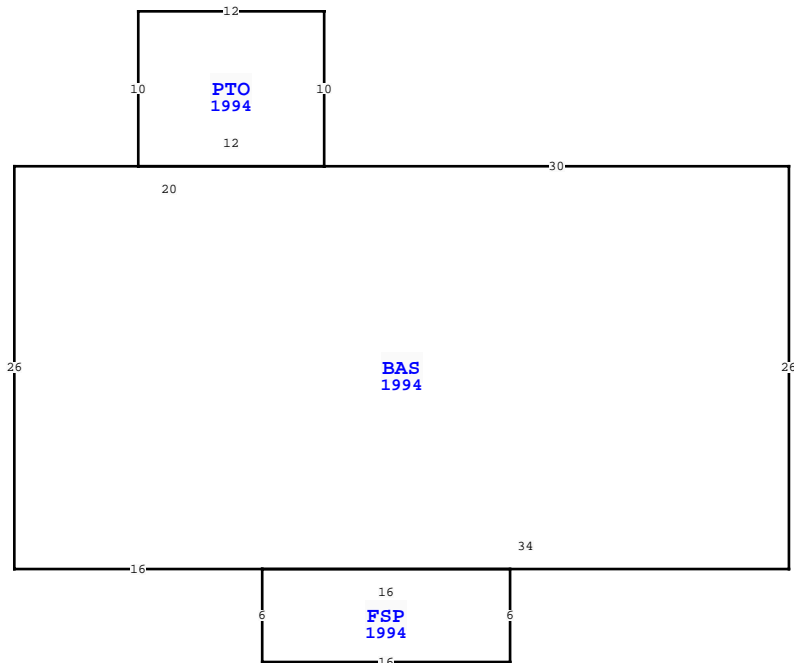
2024

04-3S-01E-235-05016-B10



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
1	MKT AREA		09		
235.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1994	1,300	107,520
FSP	96	55	1994	53	4,384
PTO	120	5	1994	6	496
TOTALS	1,516			1,359	112,400

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,359	98.1000	116.49	158,310	1994	1994	0	0	29.00	71.00		
1 SINGLE FAM 0% - 0 Heated Area: 1300 HX Base Yr													



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		112,400		
TOTAL MARKET OB/XF VALUE		1,503		
TOTAL LAND VALUE - MARKET		20,000		
TOTAL MARKET VALUE		133,903		
SOH/AGL Deduction		13,494		
ASSESSED VALUE		120,409		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		120,409		
TOTAL JUST VALUE		133,903		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		135,502		
5 YR PRCL CH, N/C				
5 YR PRCL CH, CHG QUAL				
COA PER USPO FORM 3547				
QUESTIONNAIRE UNRTND, REMOVE HX				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19001076	ELECTRIC-CO	0	07/23/2019	
18000946	ELECTRIC-CO	0	09/20/2018	
026279	SIDING	0	03/02/2000	
18256	N/A	0	05/25/1994	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST U / I /	RSN CD	SALE PRICE
1043/0141	8/04/2017	CT U I	37	73,000
GRANTOR: CLERK OF COURT - ALFO				
GRANTEE: CLEAR SPRINGS PROPE				
0712/0211	5/02/2007	WD Q I	01	100
GRANTOR: ALFORD MICHAEL W. & L				
GRANTEE: THE ALFORD FAMILY T				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1994] W30 PTO=[YR=1994] N10 W12 S10 E12 \$ W20 S26 E16				
FSP=[YR=1994] S6 E16 N6 W16 \$ E34 N26 \$.				

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	0	700.00	SF	6.00	6.00	100	1994	1994	3	20	840	
2	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	1994	1994	3	51	663	

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	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							