

5-3S-1W P-9-M-58
SE 1/4 OF SW 1/4 LESS 6 ACRES
IN NE COR DB 46 P 501

M36 FUND, LLC
ONE WEST LAS OLAS BLVD STE 500
FT LAUDERDALE, FL 33301

2024

05-3S-01W-000-04292-000

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	20	FACE	BRICK	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY	TILE	50	
Interior Floo	14	CARPET	50		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		4	100		
Story Height		0	100		
Stories	1.5	1.5	100		
Fireplace	01	FIREPLACE	100		
Fireplace Units	01	FIREPLACE	100		
Quality	05	EXCELLENT			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	2	MKT	AREA	10	
NEIGHBORHOOD/LOC	000	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,809	100	2015	2,809	500,833
FGR	667	50	2015	334	59,551
FOP	12	30	2015	4	713
FOP	377	30	2015	113	20,147
FUS	706	100	2015	706	125,877
PTO	138	5	2015	7	1,248
TOTALS	4,709			3,973	708,370

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2024									
Heated Area: 3515 HX Base Yr												
BLD DATE	08/25/2020	RTLCL	LGL DATE	08/25/2020	RTLCL	LAND DATE	08/25/2020	RTLCL	AG DATE			

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			740,466
TOTAL MARKET OB/XF VALUE			49,142
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			839,608
SOH/AGL Deduction			0
ASSESSED VALUE			839,608
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			839,608
TOTAL JUST VALUE			839,608
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			794,782
22 VALUES PORT TO 02034-F03 ROBINSON			
NEW OWNER			
2023 HX RECEIPT CARD RETURNED TO SENDER			
2022 AG REMOVED NO RETURN CARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000026	SOLAR INST-CO	0	04/13/2020
19001382	GENERATOR	0	10/10/2019
15000334	POOL	0	05/05/2015
2014864	SFD-CO	0	10/23/2014
2013305	SAFETY	0	05/17/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0355	8/02/2024	FC	U	I	12	660,000
GRANTOR: EXL PROPERTIES LLC						
GRANTEE: M36 FUND, LLC						
1298/0855	12/14/2022	CR	U	I	11	100
GRANTOR: ROBINSON ZELL CURTIS						
GRANTEE: EXL PROPERTIES, LLC						

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
2	0210	CONCRETE D	0	0	0	0	1,850.00	SF	6.00	6.00	100	2015	2015	3	67	7,437	
3	0211	CONCRETE W	0	0	48	4	192.00	SF	6.00	6.00	100	2015	2015	3	67	772	
4	0125	MTL/VYL AC	0	0	0	0	353.00	LF	19.00	19.00	100	2015	2015	3	67	4,494	
5	0210	CONCRETE D	0	0	20	14	280.00	SF	6.00	6.00	100	2015	2015	3	67	1,126	
6	0211	CONCRETE W	0	0	16	6	96.00	SF	6.00	6.00	100	2015	2015	3	67	386	
7	0211	CONCRETE W	0	0	14	4	56.00	SF	6.00	6.00	100	2015	2015	3	67	225	
8	0125	MTL/VYL AC	0	0	0	0	182.00	LF	19.00	19.00	100	2015	2015	3	67	2,317	
9	0230	POOL, CONCR	0	0	14	28	392.00	SF	65.00	65.00	100	2015	2015	3	67	17,072	
10	0180	JACUZZI BU	0	0	8	8	1.00	UT	6,000.00	6,000.00	100	2015	2015	3	67	4,020	
11	0209	CONCRETE P	0	0	0	0	1,753.00	SF	8.00	8.00	100	2015	2015	3	67	9,396	

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

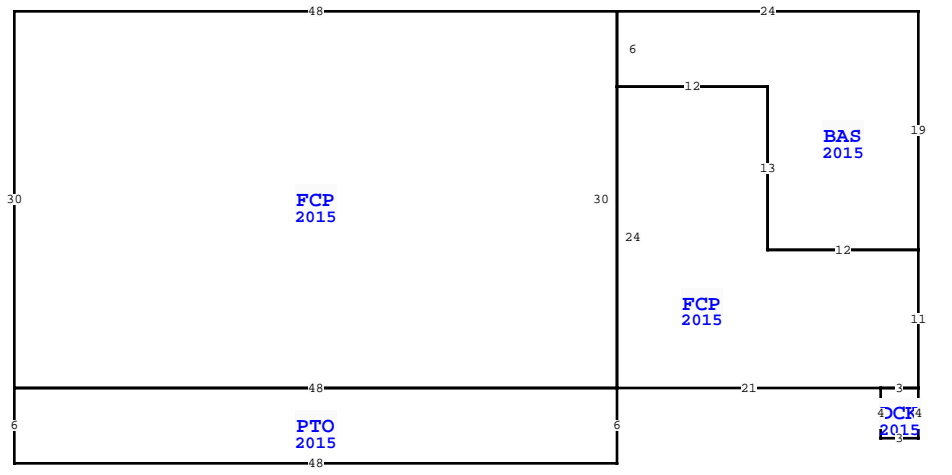
5-3S-1W P-9-M-58
 SE 1/4 OF SW 1/4 LESS 6 ACRES
 IN NE COR DB 46 P 501

M36 FUND, LLC
 ONE WEST LAS OLAS BLVD STE 500
 FT LAUDERDALE, FL 33301

2024

05-3S-01W-000-04292-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	06	CUST PANEL	80
Interior Wall	05	DRYWALL	20
Interior Floo	03	CONC FINSH	90
Interior Floo	14	CARPET	10
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Bedrooms		1	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	300	100	2015
DCK	12	10	2015
FCP	420	25	2015
FCP	1,440	25	2015
PTO	288	5	2015
TOTALS	2,460		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	0%	- 2024								
Heated Area: 300 HX Base Yr											
											
BLD DATE	08/25/2020	RTLCL	LGL DATE	08/25/2020	RTLCL	LAND DATE	08/25/2020	RTLCL			
XF DATE	08/25/2020	RTLCL	AG DATE								
INC DATE											

WAKULLA COUNTY PROPERTY			
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TOTAL MARKET VALUE			839,608
SOH/AGL Deduction			0
ASSESSED VALUE			839,608
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			839,608
TOTAL JUST VALUE			839,608
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			794,782
2021 AG RENEW W/O RETURN CARD			
5 YR PRCL CK, N/C			
5 YR PRCL CH, CORR DIMENS XFOB LN 4			
190 BOSTIC PELT RD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0355	8/02/2024	FC	U	I	12	660,000
GRANTOR: EXL PROPERTIES LLC						
GRANTEE: M36 FUND, LLC						
1298/0855	12/14/2022	CR	U	I	11	100
GRANTOR: ROBINSON ZELL CURTIS						
GRANTEE: EXL PROPERTIES, LLC						

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	
12	0940	OPEN SHED	0	0	20	30		4.00	100	2015	2015	3	67	1,608		
13	0940	OPEN SHED	0	0	9	12		4.00	100	2015	2015	3	67	289		
TOTALS												780	32,096			

BUILDING NOTES			
788 LONNIE RAKER LN, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2015] W24 FCP=[YR=2015] W48 S30 PTO=[YR=2015] S6 E48 N6 W48\$ E48 N30 \$ S6 FCP=[YR=2015] S24 E21 DCK=[YR=2015] S4 E3 N4 W3\$ E3 N11 W12 N13 W12\$ E12 S13 E12 N19\$.			

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
1,897																								