

BULAH'S COVE SUBDV LOT 1  
OR 491 P 13  
OR 659 P 497

PETRANDIS JOHNNY II  
4178 APALACHEE PKWY  
TALLAHASSEE, FL 32311

**2024**

07-6S-01W-301-04626-A01

BUILDING CHARACTERISTICS		
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	12	MODULAR MT 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		3 100
Story Height		0 100
Stories	2.	2. 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
1	TWNHSE	0%	- 0								
Heated Area: 1620 HX Base Yr											

BLD DATE	10/30/2020	MMJTT	LGL DATE	
XF DATE	10/30/2020	MMJTT	LAND DATE	04/07/2010
INC DATE			AG DATE	

Quality	03	AVERAGE			
DOR CODE	0401	TOWNHOUSE			
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	87.200	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2005	1,000	117,719
DCK	96	10	2005	10	1,177
DCK	320	10	2005	32	3,767
FOP	144	30	2005	43	5,062
FOP	60	30	2006	18	2,119
FUS	620	100	2005	620	72,986
PCP	1,176	10	2005	118	13,891
UOP	144	20	2005	29	3,414
UST	64	45	2005	29	3,414
TOTALS	3,624			1,899	223,549

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	0007	ELECTRIC L	0	0	0	1.00	UT	9,375.00	9,375.00	100	2005	2005	3	24	2,250	
2	0872	SEAWALL VI	0	0	0	47.00	LF	47.50	47.50	100	2005	2005	3	24	536	
3	0210	CONCRETE D	0	0	70	700.00	SF	7.50	7.50	100	2005	2005	3	24	1,260	
4	0375	WOOD WALK	0	0	28	84.00	SF	18.75	18.75	50	2005	2005	3	50	788	

23 BULAH'S CT, PANACEA											
TOTAL OB/XF 4,834											

LAND DESCRIPTION																								
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	000810	C	TOWNHOUSE1	0			47.00	140.00	1.00	LT		1.00	1.00	1.25	30,000.00	37,500.00	37,500							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			223,549
TOTAL MARKET OB/XF VALUE			4,834
TOTAL LAND VALUE - MARKET			37,500
TOTAL MARKET VALUE			265,883
SOH/AGL Deduction			0
ASSESSED VALUE			265,883
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			265,883
TOTAL JUST VALUE			265,883
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			270,796
5 YR PRCL CK, CHG DIM XFOB LN 2			
5 YR PRCL CH, N/C			
LAND & BLDG CODES			
5 YR PRCL CH, DEL XFOB LN 5, PU NEW TRAV, CHG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000867	SEWALL-CO	0	09/10/2020
2005855	BOAT DOCK	0	12/12/2005
20051424	ELEC LIFT	0	09/12/2005
20051005	DECK,SEWER CONNEX	0	07/18/2005
200587	FIRE MAIN	0	01/28/2005
32919	GAS	0	01/10/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0659/0497	7/01/2005	WD	Q	V	01	75,000
GRANTOR: PETRANDIS JOHNNY						
GRANTEE: PETRANDIS JOHNNY II						
0491/0013	6/12/2003	QC	U	V		100
GRANTOR: PETRANDIS A						
GRANTEE: PETRANDIS J						

BUILDING NOTES											

BUILDING DIMENSIONS											
DCK=[YR=2005] W8 UOP=[YR=2005] W12 DCK=[YR=2005] N4 W20 S16 E20 N12\$ S12 E12 N12\$ S12 E8 BAS=[YR=2005] W20 S50 FOP=[YR=2006] S6 E10 N6 W10 \$ E20 N50\$ N12\$ PTR= E15 FOP=[YR=2005] S12 FUS=[YR=2005] S25 E7 S12 E10 N12 E3 N25 W20\$ E12 N12 W12\$ W15\$ PTR=N10 E45 S10 PCP=[YR=2005] S37 UST=[YR=2005] S16 E4 N16 W4\$ E4 S16 W4 S9 E20 N62 W20\$ N10 W45 S10\$.											