

BULAH'S COVE SUBDV LOT 6  
OR 491 P 13  
OR 897 P 256

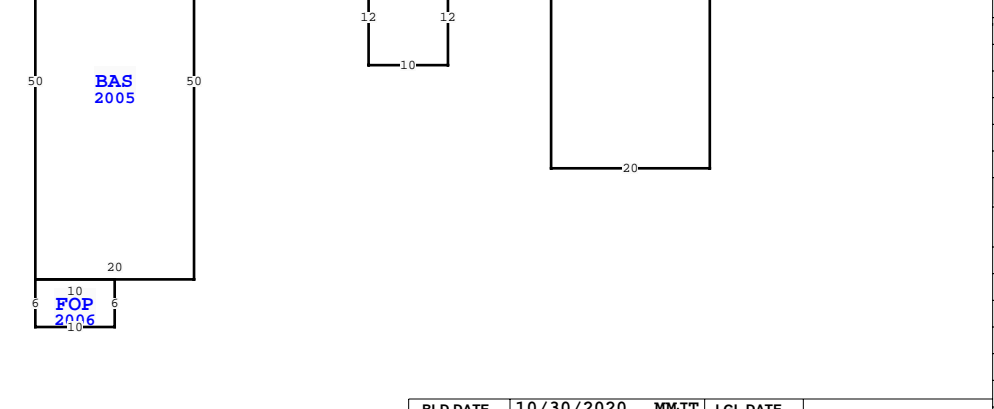
6 P'S LLC  
4178 APALACHEE PKWY  
TALLAHASSEE, FL 32311

**2024**

07-6S-01W-301-04626-A06

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	



NEIGHBORHOOD/LOC					
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	376	10	2005	38	4,473
FOP	144	30	2005	43	5,062
FOP	60	30	2006	18	2,119
FUS	620	100	2005	620	72,986
PCP	1,240	10	2005	124	14,597
UOP	144	20	2005	29	3,414
<b>TOTALS</b>	<b>3,584</b>			<b>1,872</b>	<b>220,371</b>

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	0	1.00	UT	9,375.00	9,375.00	100	2005	2005	3	24	2,250	
2	0375	WOOD WALK	0	0	28	3	84.00	SF	18.75	18.75	50	2005	2005	3	50	788	
3	0210	CONCRETE D	0	0	0	0	700.00	SF	7.50	7.50	100	2005	2005	3	24	1,260	
4	0872	SEAWALL VI	0	0	0	0	21.00	LF	47.50	47.50	100	2005	2005	3	24	239	
5	0872	SEAWALL VI	0	0	0	0	136.00	LF	47.50	47.50	100	2005	2005	3	24	1,550	
6	0872	SEAWALL VI	0	0	0	0	98.00	LF	47.50	47.50	100	2015	2015	3	67	3,119	

TOTAL OB/XF													
9,206													

LAND DESCRIPTION																								
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	000810	C	TOWNHOUSE1	0			48.00	174.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			220,371
TOTAL MARKET OB/XF VALUE			9,206
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			259,577
SOH/AGL Deduction			0
ASSESSED VALUE			259,577
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			259,577
TOTAL JUST VALUE			259,577
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,794
5 YR PRCL CK, PRMT REPAIRS TO SEAWALL.			
5 YR PRCL CH, N/C			
5 YR PRCL CH, PU XFOB LN 5-6			
CHG LAND & BLDG CODE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000869	SEAWALL	0	09/10/2020
2014534	DOCKS/SEAWALL	0	06/26/2014
2006283	DECK ON CONDO	0	02/10/2006
2005855	DOCK	0	06/23/2005
32928	GAS	0	01/10/2005
31383	TWNHSE	0	02/17/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0897/0256	12/26/2012	WD	U	I	11	100
GRANTOR: PETRANDIS JOHNNY G						
GRANTEE: 6 P'S LLC						
0491/0013	6/12/2003	QC	U	V		100
GRANTOR: PETRANDIS A						
GRANTEE: PETRANDIS J						

BUILDING NOTES													
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BUILDING DIMENSIONS													
DCK=[YR=2005] W20 S14 UOP=[YR=2005] S12 E12 N12 W12\$ E12 S12 E8 BAS=[YR=2005] W20 S50 FOP=[YR=2006] S6 E10 N6 W10\$ E20 N50\$ N26\$ PTR= E15 FOP=[YR=2005] S12 FUS 2005= S25 E7 S12 E10 N12 E3 N25 W20\$ E12 N12 W12\$ W15\$ PTR=N10 E45 S10 PCP=[YR=2005] S62 E20 N62 W20\$ N10 W45 S10\$.													