

WALKERS CROSSING LOT 16
 LESS .10 AC OR 121 P 800
 OR 179 P 676 OR 391 P 166

COOL SPRINGS, LLC
 2800 WILLIAMS RD
 TALLAHASSEE, FL 32311

2024

08-3S-01W-208-04334-016



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	01	WOOD FRAME	100			
Frame	02	WOOD FRAME	100			
Exterior Wall	30	VINYL	100			
Roof Structure	03	GABLE/HIP	100			
Roof Cover	13	GALVALUM	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	08	SHT VINYL	100			
Heating Type	04	AIR DUCTED	100			
Air Condition	03	CENTRAL	100			
Bedrooms		2	100			
Bathrooms		2	100			
Stories	1.	1.	100			
Class	00	N/A	100			
Units		0	100			
Quality	08	FAIR				
DOR CODE	0200	MOBILE HOME				
MAP NUM	2	MKT AREA	10			
NEIGHBORHOOD/LOC	208.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	924	100	2021	924	46,861	
DCK	24	10	2021	2	102	
DCK	24	10	2021	2	102	
TOTALS	972			928	47,064	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	928	103.5000	72.45	67,234	2004	2008	0	0	30.00	70.00		
2 MOBILE HOM 0% - 0 Heated Area: 924 HX Base Yr													
139 WYTHE CT, CRAWFORDVILLE													
BLD DATE	03/03/2021	FRLH	LGL DATE	03/03/2021	FR								
XF DATE	03/03/2021	FRLH	LAND DATE	03/03/2021	FR								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				47,064	
TOTAL MARKET OB/XF VALUE				806	
TOTAL LAND VALUE - MARKET				17,000	
TOTAL MARKET VALUE				64,870	
SOH/AGL Deduction				4,608	
ASSESSED VALUE				60,262	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				60,262	
TOTAL JUST VALUE				64,870	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				54,784	
INCR EYB 2004-2008 ROOF OVER CC 7-2022 CHG RCVR					
COA PER NCOA REPORT					
LAND USE OF 0200 TO 000102 - LBH					
CORRECTION MADE TO LAND SCREEN FROM					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB22-000425	ROOF OVER-CC	0	06/27/2022		
20000746	MOBILE HOME-CO	0	08/10/2020		
026703	ELECT	0	06/26/2000		
026696	DW MH	0	06/22/2000		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0034	4/30/2024	WD Q	Q	I	01	130,000
GRANTOR: MAJESTIC ACRES, LLC						
GRANTEE: COOL SPRINGS, LLC						
1231/0266	9/30/2021	WD Q	Q	V	01	99,000
GRANTOR: PAUL ANNA						
GRANTEE: MAJESTIC ACRES, 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	
1	0130	FIRE PLACE	0	0	0	0	1.00	UT 1,300.00	1,300.00	100	2004	2004	3	62	806	

BUILDING NOTES			
TOTAL OB/XF 806			

BUILDING DIMENSIONS			
BAS=[YR=2021] W40 DCK=[YR=2021] N4 W6 S4 E6\$ W26 S14 E44			
DCK=[YR=2021] S4 E6 N4 W6\$ E22 N14\$.			

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	000201	C	MH	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	17,000.00	17,000.00	17,000							