

ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		2	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	07		
NEIGHBORHOOD/LOC	427.00	2.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	510	100	2022	510	129,598
FOP	60	30	2022	18	4,574
FOP	150	30	2022	45	11,435
FUS	510	100	2022	510	129,598
PCP	660	10	2022	66	16,772
TOTALS	1,890			1,149	291,976

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/DCA/MO	0%	- 2024								
				Heated Area: 1020	HX Base Yr						

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VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE		291,976				
TOTAL MARKET OB/XF VALUE		52,707				
TOTAL LAND VALUE - MARKET		133,000				
TOTAL MARKET VALUE		477,683				
SOH/AGL Deduction		0				
ASSESSED VALUE		477,683				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		477,683				
TOTAL JUST VALUE		477,683				
NCON VALUE		47,260				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		397,416				
JS PRMT CK, PU XFOBS 5/19/2023						
JS PU SFD, XFOB CO 11/18/23						
5YR PRCL CK NC						
& 05829-000						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23000065	LIFT-CC	0	02/23/2023			
B22-001072	WALKWAY-CC		11/18/2022			
22000209	DCA-CO	0	08/04/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0103	4/24/2024	QC	U	I	11	100
GRANTOR: BLM PROPERTIES, LLC						
GRANTEE: 49 RIVERSIDE LLC						
1297/0841	1/20/2023	WD	Q	V	01	495,000
GRANTOR: KEY WEST NORTH, LLC						
GRANTEE: BLM PROPERTIES, LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=2022] W15 PTR=W10 PCP=[YR=2022] W15 S44 E15 N44\$ E10\$ S10 E15 BAS=[YR=2022] W15 S34 E15 FOP=[YR=2022] W15 S4 E15 N4\$ PTR= E10 FUS=[YR=2022] E15 N34 W15 S34\$ W10\$ N34\$ N10\$.						

EXTRA FEATURES															49 RIVERSIDE DR, ST MARKS		
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	0850	SEAWALL CO	0	0	0	0	59.00	LF	84.00	84.00	100	2022	2022	3	97	4,807	
2	0375	WOOD WALK	0	0	0	0	22.00	SF	30.00	30.00	100	2022	2022	3	97	640	
3	0007	ELECTRIC L	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2024	2023	AV	100	15,000	
4	0009	DUMBWAITER	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2024	2023	AV	98	19,600	
5	0060	DECK WOOD	0	0	24	4	96.00	SF	10.00	10.00	100	2024	2023	AV	100	960	
6	0335	ALUMINUM W	0	0	22	4	88.00	SF	34.00	34.00	100	2024	2023	AV	100	2,992	
7	0371	FLOATING D	0	0	20	5	100.00	SF	40.00	40.00	100	2024	2023	AV	100	4,000	
8	0250	ASPHALT AV	0	0	0	0	1,177.00	SF	4.00	4.00	100	2024	2023	AV	100	4,708	

LAND DESCRIPTION												TOTAL OB/XF												52,707
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	133,000.00	133,000.00	133,000							