

SOPCHOPPY E SIDE
 BLK 18 LOTS 72,73,74,75,76,77
 OR 8 P 143 OR 552 P 598 & 600

PEERY DELUX LLC
 107 ARCHIBALD ST
 KANSAS CITY, MO 64111

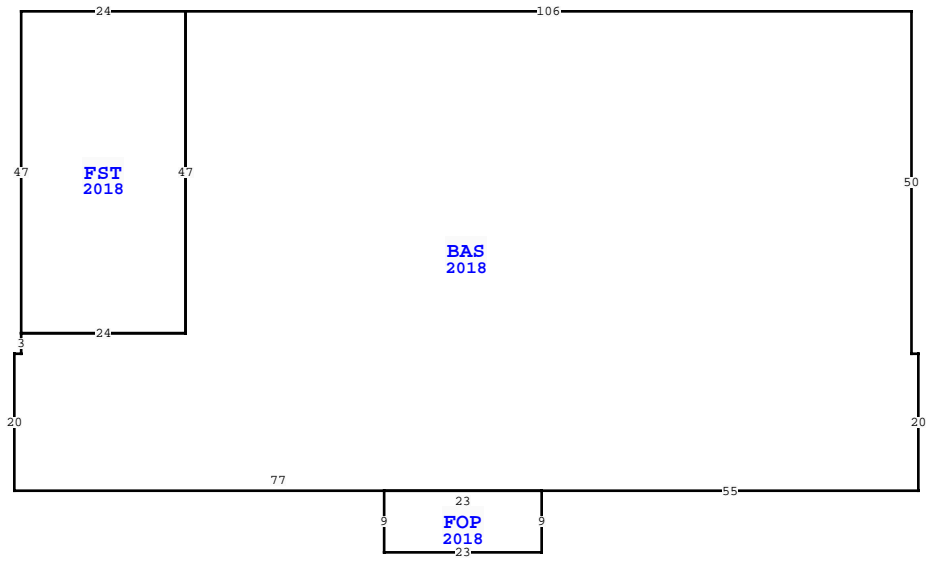
2024

12-5S-03W-038-00995-000



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	27	PREFIN	MTL	90	
Exterior Wall	15	CONC	BLOCK	10	
Roof Structur	01	FLAT		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	03	CONC	FINSH	100	
Heating Type	09	ENG F	AIR	100	
Air Condition	07	ENG	PACKGE	100	
Fixtures				6 100	
Story Height				18 100	
RMS				3 100	
Stories	1.			1. 100	
Class	00	N/A		100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	1100	STORES, 1 STORY			
MAP NUM	5	MKT AREA		02	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,012	100	2018	8,012	776,591
FOP	207	30	2018	62	6,010
FST	1,128	45	2018	508	49,239
TOTALS	9,347			8,582	831,840

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE DOLL	0%	- 0								
Heated Area: 8012			HX Base Yr								



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			831,840
TOTAL MARKET OB/XF VALUE			49,738
TOTAL LAND VALUE - MARKET			72,000
TOTAL MARKET VALUE			953,578
SOH/AGL Deduction			87,424
ASSESSED VALUE			866,154
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			866,154
TOTAL JUST VALUE			953,578
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			965,702
5 YR PRCL CK NC MM			
GENERAL) PU XFOB LN 1-5			
5 YR PRCL CH, PU NEW COMM BLDG (DOLLAR			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000541	SIGNS-CO	0	05/21/2018
18000417	COMM CONST-CO	0	05/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1087/0371	9/27/2018	WD Q	Q	V	01	1,312,000
GRANTOR: TERAMORE DEVELOPMENT,						
GRANTEE: PEERY DELUX LLC						
1070/0166	4/16/2018	WD Q	Q	V	01	70,000
GRANTOR: GLENN EMMIE D; OWENS S						
GRANTEE: TERAMORE DEVELOPMEN						

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	0210	CONCRETE D	0	0	17	47			799.00	SF	6.00	100	2018	2018	3	80	3,835
2	0211	CONCRETE W	0	0	186	5			930.00	SF	6.00	100	2018	2018	3	80	4,464
3	0211	CONCRETE W	0	0	132	10			1,320.00	SF	6.00	100	2018	2018	3	80	6,336
4	0250	ASPHALT AV	0	0	0	0			21,387.00	SF	2.00	100	2018	2018	3	80	34,219
5	0955	PRIVACY FE	0	0	0	0			62.00	LF	15.00	100	2018	2018	3	95	884

TOTAL OB/XF											
49,738											
BLD DATE	08/24/2018	MMSR	LGL DATE								
XF DATE	08/24/2018	MMSR	LAND DATE	08/24/2018 MMSR							
INC DATE			AG DATE								

BUILDING NOTES											
BAS=[YR=2018] W106 S47 W24 FST=[YR=2018] E24 N47 W24 S47\$ S3 W1 S20 E77 FOP=[YR=2018] W23 S9 E23 N9\$ E55 N20 W1 N50\$.											

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	001100	C	STORE ONE ST	0			600.00	150.00	6.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	72,000							