

INDIAN SUMMER
 LOT 29 & TRACT 30
 OR 77 P 101 & 103 & OR 78 P 15

LANDRY RAYMOND J/LANDRY CHARLENE M
 314 FAIRFIELD AVE
 TALLAHASSEE, FL 32305

2024

12-5S-03W-063-00753-000

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD ON	PLY	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	50		
Interior Wall	06	CUST	PANEL	50	
Interior Floo	11	CLAY	TILE	50	
Interior Floo	12	HARDWOOD	50		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		5	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	5	MKT	AREA	02	
NEIGHBORHOOD/LOC	63.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	1984	1,724	105,648
BAS	240	100	1994	240	14,707
OWH	608	100	1984	608	37,259
PTO	108	5	1984	5	306
PTO	160	5	1984	8	490
TOTALS	2,840			2,585	158,410

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,585	105.7500	100.46	259,689	1984	1984	0	0	39.00	61.00
1 SINGLE FAM 0% - 0 Heated Area: 2572 HX Base Yr											
BLD DATE	06/28/2019	MMJTT	LGL DATE	06/28/2019	MMJTT						
XF DATE	06/28/2019	MMJTT	LAND DATE	06/28/2019	MMJTT						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				158,410		
TOTAL MARKET OB/XF VALUE				21,319		
TOTAL LAND VALUE - MARKET				23,000		
TOTAL MARKET VALUE				202,729		
SOH/AGL Deduction				0		
ASSESSED VALUE				202,729		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				202,729		
TOTAL JUST VALUE				202,729		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				195,962		
CHARLENE LANDRY DOD 03/16/2017						
5 YR PRCL CK, CHG CODE XFOB LN 9.						
PU XFOB LN 8-9, DEL XFOB LN 10-12						
5 YR PRCL CH, CORR LAND CODE, CHG QUAL & EXW,						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2011604	REROOF	0	09/01/2011			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0854/0849	6/21/2011	WD	U	I	12	65,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: LANDRY RAYMOND J &						
0833/0693	8/23/2010	QC	U	I	11	100
GRANTOR: OCWEN LOAN SERVICING						
GRANTEE: FEDERAL HOME LOAN M						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1984] W6 N8 W8 S8 W36 S30 E30 S8 BAS=[YR=1994] N8 W30 S8 OWH=[YR=1984] N38 W16 PTR=N10 PTO=[YR=1984] E12 N9 W12 S9\$ S10\$ S38 E16\$ E30\$ E20 N30 PTO=[YR=1984] S20 E8 N20 W8\$ N8\$.						

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	0050	CARPENT UN	0	0	36	24	864.00	SF	9.00	9.00	100	1988	1988	3	45	3,499	
2	0211	CONCRETE W	0	0	36	24	864.00	SF	6.00	6.00	100	1988	1988	3	20	1,037	
3	0220	POOL VINYL	0	0	32	16	512.00	SF	60.00	60.00	100	1986	1986	3	40	12,288	
4	0620	WOOD UTL B	0	0	14	18	252.00	SF	6.00	6.00	100	1984	1984	3	20	302	
5	0940	OPEN SHED	0	0	14	8	112.00	SF	4.00	4.00	100	1984	1984	3	20	90	
6	0211	CONCRETE W	0	0	0	0	496.00	SF	6.00	6.00	100	1986	1986	3	20	595	
7	0740	UNFINISH O	0	0	24	12	288.00	SF	11.00	11.00	100	1988	1988	3	45	1,426	
8	0375	WOOD WALK	0	0	77	3	231.00	SF	15.00	15.00	100	2012	2012	3	52	1,802	
9	0060	DECK WOOD	0	0	10	8	80.00	SF	5.00	5.00	100	2012	2012	3	70	280	

TOTAL OB/XF												21,319												
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	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

LAND DESCRIPTION	
L N	USE CODE
1	000132

TOTAL OB/XF		21,319																							
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1	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000								

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1	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000												