

13-3S-5W P-28-M-6  
60 X 243 FT IN ON RIVER  
OR 52 P 258 & OR 84 P 73

EASY STREET SPORTSMAN CLUB LLC  
20181 SE C L CAPPS RD  
BLOUNTSTOWN, FL 32424

**2024**

13-3S-05W-000-00056-000

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
08	WD ON PLY 50		
26	AL SIDING 50		
03	GABLE/HIP 100		
12	MODULAR MT 100		
04	PLYWOOD 100		
08	SHT VINYL 60		
11	CLAY TILE 40		
04	AIR DUCTED 100		
02	WINDOW 100		
2 100	Bedrooms		
1 100	Bathrooms		
1. 1. 100	Stories		
00	N/A 100		
0 100	Units		
02	BELOW AVERAGE		
0200	MOBILE HOME		
5	MKT AREA	13	
000	NEIGHBORHOOD/LOC	1.00/	
BAS	756	100	1970
FEP	330	85	2006
FOP	308	35	2000
UOP	55	25	2000
UOP	24	25	2006
TOTALS	1,473		1,164
			29,514

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0200	02	1,164	90.5600	63.39	73,786	1970	1980	0	0	60.00	40.00																	
1 MOBILE HOM 0% - 2024 Heated Area: 1036 HX Base Yr																												
<table border="1"> <tr> <td>BLD DATE</td> <td>07/23/2018</td> <td>MMSR</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>07/23/2018</td> <td>MMSR</td> <td>LAND DATE</td> <td>07/23/2018</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE	07/23/2018	MMSR	LGL DATE		XF DATE	07/23/2018	MMSR	LAND DATE	07/23/2018	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		29,514	
TOTAL MARKET OB/XF VALUE		1,877	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		46,391	
SOH/AGL Deduction		0	
ASSESSED VALUE		46,391	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		46,391	
TOTAL JUST VALUE		46,391	
NCON VALUE		152	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		40,375	
FR 5YR CK 8/17/23; CHG FOP TO UOP 2006			
5 YR PRCL CH, N/C			
XFOB LN 2 & 3			
5 YR PRCL CH, CORR EXW, QUAL, PU CORR DIMENS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
026111	ROOF OVER	0	01/24/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0626	6/22/2023	WD	U	I	11	100
GRANTOR: FOWLER RAY & BOBBY						
GRANTEE: EASY STREET SPORTSM						
0368/0724	12/03/1999	WD	Q	I		26,400
GRANTOR: FOWLER RAY & BOBBY						
GRANTEE:						

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	0360	BOATDOCK F	0	0	16	12	192.00	SF	15.00	15.00	100	2005	2005	3	24	691	
2	0375	WOOD WALK	0	0	8	5	40.00	SF	15.00	15.00	100	1983	1983	3	20	120	
3	0375	WOOD WALK	0	0	36	8	288.00	SF	15.00	15.00	100	1983	1983	3	20	864	
4	0211	CONCRETE W	0	0	56	3	168.00	SF	6.00	6.00	100	1983	1983	3	20	202	

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	000132	C	SFR RIVER	0			60.00	243.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

BUILDING NOTES													
<p>BAS=[YR=1970;ORIG=0,0] W63 S12 E63 N12 \$</p> <p>FEP=[YR=2006;ORIG=-28,23] N11 W30 S11 E30 \$</p> <p>FOP=[YR=2000;ORIG=0,12] W28 S11 E28 N11 \$</p> <p>UOP=[YR=2000;ORIG=-58,23] N11 W5 S11 E5 \$</p> <p>UOP=[YR=2006;ORIG=-34,23] E6 S4 W6 N4 \$</p>													

TOTAL OB/XF													
1,877													