

LINZY MILL S/D
 LOT 53 BLK B
 OR 679 P 272 OR 812 P 137

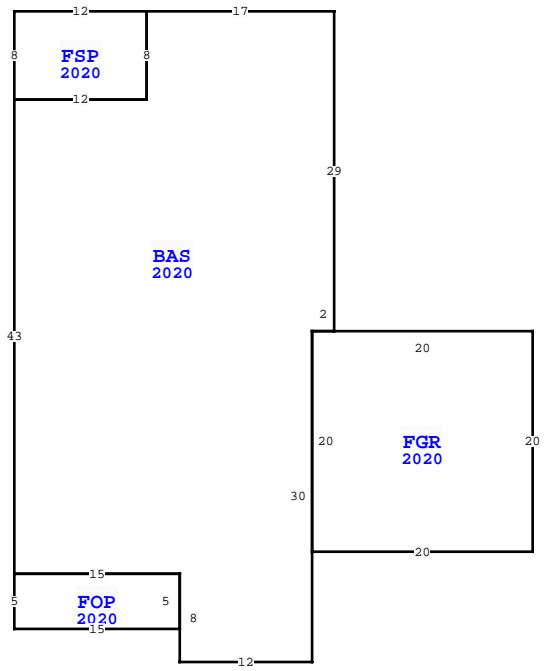
PATTERSON NATHANIEL F JR/PATTERSON KANISHKA MONTRE
 17630 SW 32ND ST
 MIRAMAR, FL 32207

2024

17-3S-01W-318-04457-B53

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
318.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,435	100	2020	1,435	165,684
FGR	400	50	2020	200	23,092
FOP	75	30	2020	22	2,540
FSP	96	55	2020	53	6,120
TOTALS	2,006			1,710	197,435

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,710	113.9000	119.03	203,541	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 0% - 0 Heated Area: 1435 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		197,435	
TOTAL MARKET OB/XF VALUE		6,878	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		244,313	
SOH/AGL Deduction		4,627	
ASSESSED VALUE		239,686	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		239,686	
TOTAL JUST VALUE		244,313	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		228,623	
COA PER NCOA REPORT			
FEATURES, CHG PRCL & LAND USE CODES.			
5 YR PRCL CK, PU XFOB LN 1 & 2, PU BLDG 1 &			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00036	SOLAR PANELS		07/17/2024
20000075	SFD-CO	0	06/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/0691	12/23/2020	WD Q	Q	I	01	232,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: PATTERSON NATHANIEL						
1051/0537	9/27/2017	WD Q	V	05		646,000
GRANTOR: LINZI MILL LOTS, LLC						
GRANTEE: PAFFORD PROPERTIES						

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	60	20		1,200.00	SF	6.00	6.00	100	2020	2020	3	89	6,408	
2	0211	CONCRETE W	0	0	22	4		88.00	SF	6.00	6.00	100	2020	2020	3	89	470	

BLD DATE		11/03/2020	RTJT	LGL DATE	
XF DATE	11/03/2020	RTJT	LAND DATE	11/03/2020	RTJT
INC DATE		AG DATE			

BUILDING NOTES	
BAS=[YR=2020] W17 S8 FSP=[YR=2020] N8 W12 S8 E12\$ W12 S43 E15 FOP=[YR=2020] W15 S5 E15 N5\$ S8 E12 N30 FGR=[YR=2020] S20 E20 N20 W20\$ E2 N29\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 6,878																								
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	40,000.00	40,000.00	40,000							