

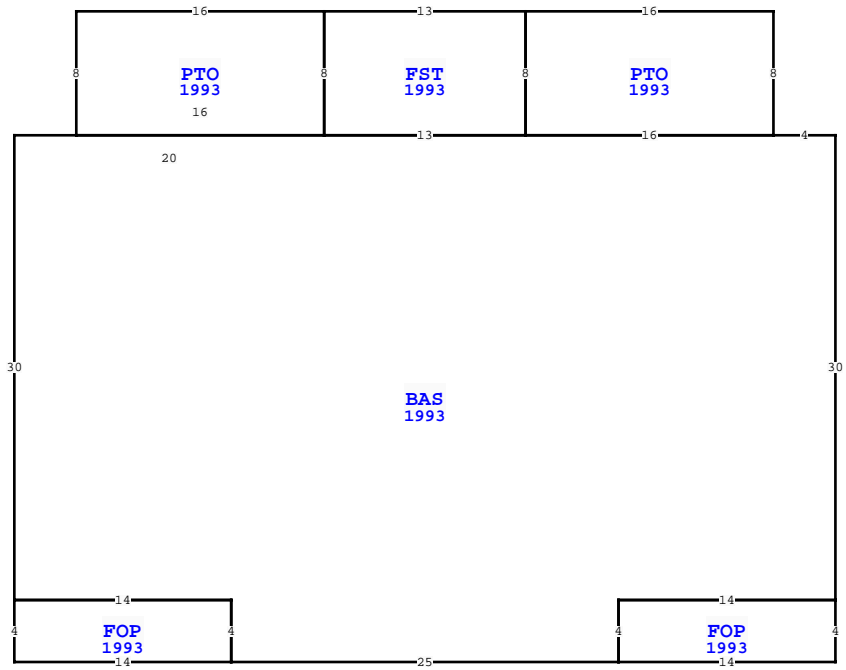
LAKE ELLEN SHORES UNIT II  
 BLOCK G LOT 8  
 OR 204 P 216 OR 208 P 91

VALDEZ NORMA  
 7542 SAWYER BROWN ROAD  
 NASHVILLE, TN 37221

**2024**

24-4S-02W-171-02078-G08  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	80
Exterior Wall	19	COMMON BRK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		2	100
Quality	03	AVERAGE	
DOR CODE	0801<10 MULTI-FAM		
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	171.10	1.60/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,690	100	1993
FOP	56	30	1993
FOP	56	30	1993
FST	104	55	1993
PTO	128	5	1993
PTO	128	5	1993
TOTALS	2,162		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TWNHSE	0% - 0										Heated Area: 1690 HX Base Yr	
													
BLD DATE	05/02/2017		MMJTT	LGL DATE									
XF DATE	05/02/2017		MMJTT	LAND DATE	11/15/2006		JBHC						
INC DATE													

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	189,922					
TOTAL MARKET OB/XF VALUE	1,652					
TOTAL LAND VALUE - MARKET	30,000					
TOTAL MARKET VALUE	221,574					
SOH/AGL Deduction	127,533					
ASSESSED VALUE	94,041					
TOTAL EXEMPTION VALUE	0					
BASE TAXABLE VALUE	94,041					
TOTAL JUST VALUE	221,574					
NCON VALUE	0					
INCOME VALUE	0					
PREVIOUS YEAR MKT VALUE	156,443					
CORRECTION OF KEYED FIELD CARD.						
MM 5 YR CK, CH FLR, PU XFOB.						
INCR EYB 1993-1995 PRMT B21-000030						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000030	MECH-CC	0	01/14/2021			
20000072	NO OPEN OR EXPIRE	0	10/09/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/0835	12/10/2020	WD	U	I	12	100,000
GRANTOR: HSBC BANK USA NATIONA						
GRANTEE: VALDEZ NORMA						
1171/0681	10/01/2020	CT	U	I	11	100
GRANTOR: WAKULLA CLERK OF COUR						
GRANTEE: HSBC BANK USA NATIO						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W4 PTO=[YR=1993] N8 W16 S8 E16\$ W16						
FST=[YR=1993] N8 W13 S8 E13\$ W13 PTO=[YR=1993] N8 W16 S8						
E16\$ W20 S30 FOP=[YR=1993] S4 E14 N4 W14\$ E14 S4 E25						
POP=[YR=1993] E14 N4 W14 S4\$ N4 E14 N30\$.						

EXTRA FEATURES																		
L	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	0	0	1,332.00	SF	6.00	6.00	100	2002	2002	3	20	1,598		
2	0211	CONCRETE W	0	0	15	3	45.00	SF	6.00	6.00	100	2002	2002	3	20	54		
TOTALS														2,162		1,793	189,922	

LAND DESCRIPTION														TOTAL OB/XF											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0				0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							