

AQUA DE VIDA BLK S LOT 1
 OR 100 P 466 OR 102 P 211
 OR 203 P 86 OR 474 P 883

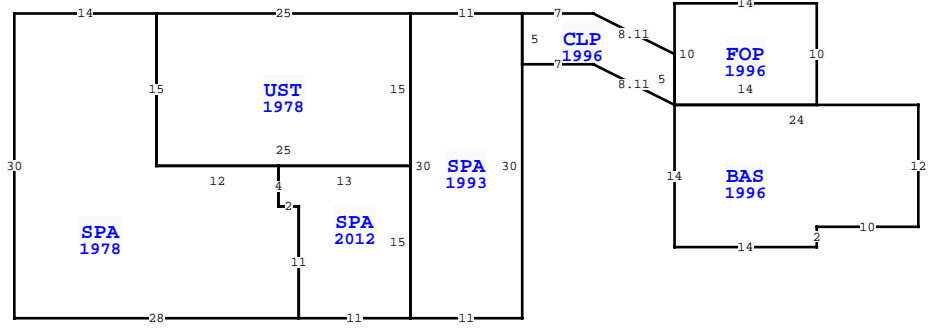
ROCK LANDING MARINA LLC
 12737 FORREST DR
 EDINBORO, PA 16412

2024

25-5S-02W-046-03526-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	03	MASONRY	100
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	01	MINIMUM	50
Interior Wall	08	DECORATIVE	50
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Plumbing		4 100	
Story Height		0 100	
RMS		6 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	AVERAGE	
DOR CODE	4400 PACKING PLANTS		
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	46.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	316	100	1996
CLP	75	60	1996
FOP	140	50	1996
SPA	622	100	1978
SPA	330	100	1993
SPA	173	100	2012
UST	375	50	1978
TOTALS	2,031		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
7900	06	1,744	86.1000	32.65	56,942	1978	1988		0	0	35.00	65.00	
1 EXCEP COMM 0% - 0 Heated Area: 1441 HX Base Yr													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				37,012		
TOTAL MARKET OB/XF VALUE				1,381		
TOTAL LAND VALUE - MARKET				16,500		
TOTAL MARKET VALUE				54,893		
SOH/AGL Deduction				2,303		
ASSESSED VALUE				52,590		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				52,590		
TOTAL JUST VALUE				54,893		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				47,809		
5 YR PRCL CK, PU XFOB LN 4,5. CHG INT.						
OFFICE UPON RENO-COMPLETION, LEAVE CODES AS IS						
DEL XFOB LN 2-3, TO BE CONVERTED TO MARINA						
PU FNND & FRME, SIZE & SHAPE, PU CORR TRAV,						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000487	HVAC REPL	0	09/23/2021			
2012117	WINDOWS/DOORS-EXP	0	03/07/2012			
201252	RE-ROOF	0	02/02/2012			
2011761	DEMOLITION	0	11/04/2011			
20061170	RECONNECT ELEC	0	07/18/2006			
028594	SHED	0	01/29/2002			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/0418	5/27/2011	WD	U	I	12	1,035,800
GRANTOR: WAKULLA BANK						
GRANTEE: ROCK LANDING MARINA						
0834/0393	8/18/2010	WD	U	I	12	100
GRANTOR: NICHOLS J DONALD						
GRANTEE: WAKULLA BANK						
BUILDING NOTES						
BUILDING DIMENSIONS						
SPA=[YR=1993] W11 S30 SPA=[YR=2012] N15 W13 S4 E2 S11						
SPA=[YR=1978] N11 W2 N4 W12 N15 UST=[YR=1978] S15 E25 N15						
W25\$ W14 S30 E28\$ E11\$ E11 N30 \$ CLP=[YR=1996] S5 E7 R8 D4						
BAS=[YR=1996] S14 E14 N2 E10 N12 W24 \$ FOP=[YR=1996] E14 N10						
W14 S10\$ N5 U4 L8 W7\$.						

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	1000	COOLER	0	0	8	40	UT	1.00	2,500.00	100	1980	1980	3	20	500	
2	0211	CONCRETE W	0	0	13	3	SF	6.00	6.00	100	1996	1996	3	20	47	
3	0211	CONCRETE W	0	0	5	5	SF	6.00	6.00	100	2013	2013	3	57	86	
4	0060	DECK WOOD	0	0	4	4	SF	5.00	5.00	100	2018	2018	3	95	76	
5	0375	WOOD WALK	0	0	14	4	SF	15.00	15.00	100	2018	2018	3	80	672	
TOTALS														1,381		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001020	C	COMM HWY	0		C3	60.00	155.00	60.00	FF		1.00	1.00	1.00	275.00	275.00	16,500							