

RIVER SINK SUBD
 BLOCK A LOTS 14 & 15
 OR 31 P 77 & OR 46 P 785

BRANCH ANDREW T/BLAISDELL CASSANDRA L
 4526 RUNNING MEADOWS LN
 TALLAHASSEE, FL 32303

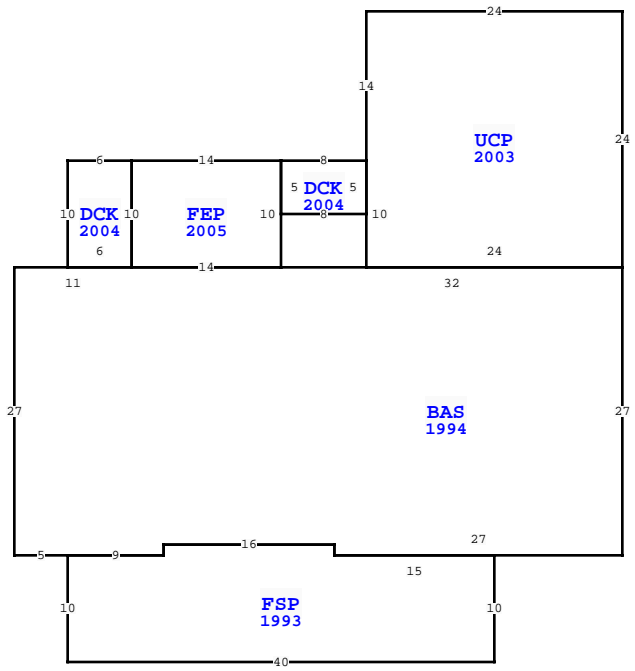
2024

29-2S-01W-051-04132-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	13	PREFAB PNL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0200 MOBILE HOME		
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	51.00 1.15/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,523	100	1994
DCK	40	10	2004
DCK	60	10	2004
FEP	140	85	2005
FSP	416	60	1993
UCP	576	20	2003
TOTALS	2,755		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	2,017	106.5000	85.73	172,917	1994	1994	0	0	0	49.00	51.00	
1 MOBILE HOM 0% - 0 Heated Area: 1642 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,188
TOTAL MARKET OB/XF VALUE			1,978
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			120,166
SOH/AGL Deduction			52,151
ASSESSED VALUE			68,015
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			68,015
TOTAL JUST VALUE			120,166
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,276
COA PER NCOA REPORT			
5YR CK JS DEMO XFOB X2			
6, DEL XFOB LN 7			
5 YR PRCL CH, CORR CODE XFOB LN 1, PU XFOB LN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0651/0246	4/14/2006	WD	U	I		105,000
GRANTOR: MITCH MCELROY AKA DAV						
GRANTEE: ANDREW T BRANCH, JR						
0133/0077	8/07/1987	WD	U	I		1,000
GRANTOR:						
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	0520	WORK SHOP	0	0	0	0	400.00	SF	12.00	12.00	100	1980	1980	3	20	960	
2	0955	PRIVACY FE	0	0	0	0	184.00	LF	15.00	15.00	100	2003	2003	3	0	0	
3	0210	CONCRETE D	0	0	24	24	576.00	SF	6.00	6.00	100	2003	2003	3	21	726	
4	0700	PORT BLDG	0	0	7	9	63.00	SF	8.00	8.00	100	2001	2001	3	58	292	
TOTALS																1,978	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000201	C	MH	0			100.00	187.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	000201	C	MH	0			100.00	151.00	1.00	LT		1.00	1.00	0.50	20,000.00	10,000.00	10,000							