

LOT 45 HS P-14-2-M-12
 LYING IN NE 1/4 OF LOT 45 HS
 OR 44 P 685 OR 67 P 351

POUNCEY JAMIE
 PO BOX 197
 CARABELLE, FL 32322

2024

00-00-045-000-09844-002

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	15	WOOD	FRAME 100
Exterior Wall	03	CONC	BLOCK 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	01	MINIMUM	100
Interior Floo	09	PINE	WOOD 100
Heating Type	04	AIR	DUCTED 100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	1993
FOP	90	30	1993
UCP	436	20	1993
UST	90	45	1993
UST	98	45	1993
TOTALS	1,674		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,158	85.0000	80.75	93,508	1978	1978	0	0	45.00	55.00
1 SINGLE FAM 0% - 2024 Heated Area: 960 HX Base Yr											
BLD DATE	05/16/2019	FRSR	LGL DATE	05/16/2019	FRSR						
XF DATE	05/16/2019	FRSR	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			51,429
TOTAL MARKET OB/XF VALUE			40
TOTAL LAND VALUE - MARKET			7,550
TOTAL MARKET VALUE			59,019
SOH/AGL Deduction			0
ASSESSED VALUE			59,019
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			59,019
TOTAL JUST VALUE			59,019
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			57,449
COA / C/O PERSON PER WAK TCO			
2019 TRIM RETURNED UTF			
5 YR PRCL CH, N/C			
COA PER WAK TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101145	WEATHERIZATION	0	12/08/2010
028447	REMODEL	0	12/06/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/0266	5/20/2024	WD	Q	I	01	96,000
GRANTOR: SERENE HORIZONS LLC						
GRANTEE: POUNCEY JAMIE						
1331/0675	10/04/2023	TD	U	I	11	35,500
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: SERENE HORIZONS LLC						

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	0211	CONCRETE W	0	0	33	1		6.00	100	1993	1993	3	20	40	

BUILDING NOTES											
154 BROWN-DONALDSON RD, CRAWFORDVILLE											

BUILDING DIMENSIONS											
BAS=[YR=1993] W40 UST=[YR=1993] W14 UCP=[YR=1993] W2											
UST=[YR=1993] W10 S9 E10 N9\$ S9 W10 S15 E26 N17 W14 N7 \$ S7											
E14 N7 \$ S24 E14 FOP=[YR=1993] S6 E15 N6 W15\$ E26N24\$.											

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	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	0.76	AC		1.00	1.00	1.00	10,000.00	10,000.00	7,550							