

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	42,636
FOP	90	30	1993	27	1,199
UCP	436	20	1993	87	3,864
UST	90	45	1993	40	1,777
UST	98	45	1993	44	1,954
TOTALS	1,674			1,158	51,429

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											

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	

BLD DATE		05/16/2019	FRSR	LGL DATE	05/16/2019	FRSR
XF DATE		05/16/2019	FRSR	LAND DATE	05/16/2019	FRSR
INC DATE				AG DATE		

BUILDING NOTES														
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							