

LOT 46 HS P-1-5-M-12  
 LYING IN NE 1/4 OF LOT 46 HS  
 OR 53 P 320 & OR 81 P 347, 403

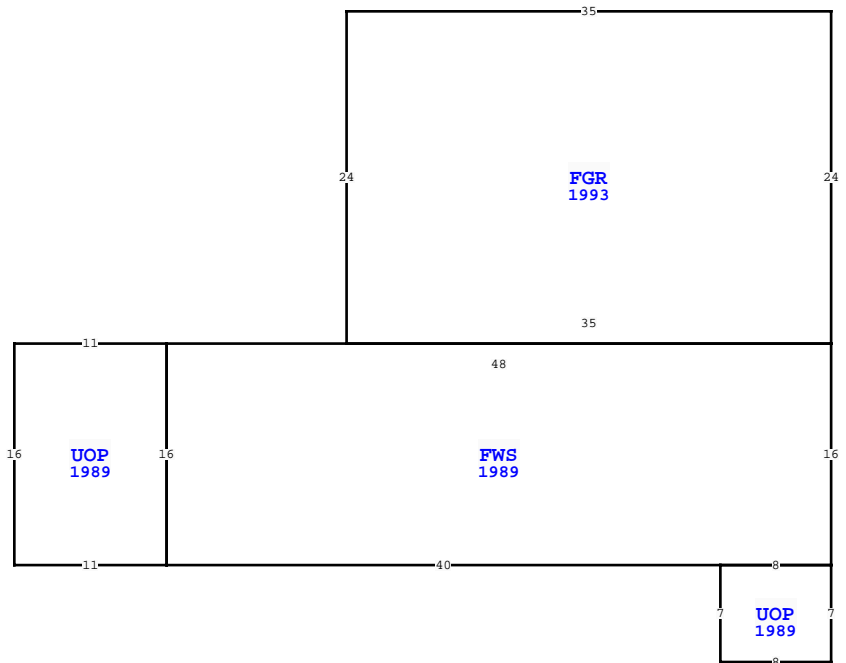
CONGER GARY R  
 3900 ASPEN DR APT 317  
 PORT HURON, MI 48060

**2024**

00-00-046-000-09857-005

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	08		WD ON PLY 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floo			N/A 100		
Heating Type	04		AIR DUCTED 100		
Air Condition	03		CENTRAL 100		
Bedrooms			0 100		
Bathrooms			0 100		
Stories	1.		1. 100		
Class	00		N/A 100		
Units			0 100		
Quality	02		BELOW AVERAGE		
DOR CODE	0001		VAC RES / WXFOBS		
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
FGR	840	55	1993	462	10,245
FWS	768	45	1989	346	7,673
UOP	56	25	1989	14	310
UOP	176	25	1989	44	975
TOTALS	1,840			866	19,205

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	02	866	67.2000	33.60	29,098	1989	1989	0	0	34.00	66.00
3 WKSHP/BARN 0% - 0 Heated Area: 0 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			19,205
TOTAL MARKET OB/XF VALUE			1,106
TOTAL LAND VALUE - MARKET			57,000
TOTAL MARKET VALUE			77,311
SOH/AGL Deduction			13,218
ASSESSED VALUE			64,093
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			64,093
TOTAL JUST VALUE			77,311
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			58,266
JS VISITED TODAY NO METERS GROWN UP SEE SCAN			
2023 HX DN TALKED TO MR CONGER			
2023 HX REMOVED FLAG DN NOTHING TO LIVE IN			
REINSTATED HX, QUESTIONAIRE RETURNED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011409	MECH	0	06/20/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0894	4/17/2017	QC	U	I	11	100
GRANTOR: CONGER WINNIE M						
GRANTEE: CONGER GARY R						
0336/0832	10/21/1998	QC	U	I		100
GRANTOR: CONGER WINNIE M						
GRANTEE: CONGER WINNIE M & G						

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	0210	CONCRETE D	0	0	16	22	352.00	SF	6.00	6.00	100	1993	1993	3	20	422	
2	0211	CONCRETE W	0	0	45	6	270.00	SF	6.00	6.00	100	1993	1993	3	20	324	
3	0055	PORTABLE C	0	0	20	20	400.00	SF	3.00	3.00	100	1993	1993	3	20	240	
4	0211	CONCRETE W	0	0	10	10	100.00	SF	6.00	6.00	100	1993	1993	3	20	120	

TOTAL OB/XF											
5033 COASTAL HWY, CRAWFORDVILLE											
BLD DATE	XF DATE	INC DATE	FRSR	FRJT	LGL DATE	LAND DATE	AG DATE				
11/05/2014	07/24/2019					07/25/2019	FRJT				

BUILDING NOTES			

BUILDING DIMENSIONS			
FGR=[YR=1993] W35 S24 E35 FWS=[YR=1989] W48 UOP=[YR=1989] W11 S16 E11 N16\$ S16 E40 UOP=[YR=1989] S7 E8 N7 W8\$ E8 N16\$ N24\$.			

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	000000	C	VAC RES	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	57,000							