

THE GROVE PHASE 2 LOT 28
 OR 561 P 753 OR 645 P 324
 OR 685 P 852 OR 1101 P 279

OWENS COREY/RUMER SHANNON LYNN
 421 CACTUS ST
 TALLAHASSEE, FL 32304

2024

00-00-056-307-09944-028

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	13	GOOD 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	307.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,044	100
FGR	462	50
FOP	217	30
FSP	160	55
PTO	160	5
TOTALS	3,043	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,436	131.2150	124.65	303,647	2006	2006	0	0	0	17.00	83.00	
1 SINGLE FAM 0% - 2024 Heated Area: 2044 HX Base Yr													
BLD DATE	06/01/2017	FRSR	LGL DATE	04/12/2009	JBBH								
XF DATE	06/01/2017	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			252,027
TOTAL MARKET OB/XF VALUE			5,695
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			312,722
SOH/AGL Deduction			0
ASSESSED VALUE			312,722
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			312,722
TOTAL JUST VALUE			312,722
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,678
NAME ADDR LINE UPDATE CONV			
5 YR CHK NO CHANGE			
COA PER NCOA REPORT			
ADD HX FOR 2021-TREXLER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000166	GENERATOR-CC		03/07/2024
2009280	REPAIR DUCT WK	0	04/07/2009
2009268	REPAIR WIRING/FIR	0	04/02/2009
2007527	SHED	0	04/17/2007
2006394	SFD - CO 8/15/6	0	03/02/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/0647	5/26/2022	WD Q	Q	I	01	396,000
GRANTOR: TREXLER JOEL C & MELA						
GRANTEE: OWENS COREY & RUMER						
1181/0179	11/23/2020	WD Q	Q	I	01	320,000
GRANTOR: FANCHER STEPHEN CHARL						
GRANTEE: TREXLER JOEL C & ME						

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	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	
2	0210	CONCRETE D	0	0	0	0	1,684.00	SF	6.00	6.00	100	2006	2006	3	27	2,728	
3	0211	CONCRETE W	0	0	65	4	260.00	SF	6.00	6.00	100	2006	2006	3	27	421	
4	0955	PRIVACY FE	0	0	0	0	78.00	LF	15.00	15.00	100	2009	2009	3	55	644	
5	0700	PORT BLDG	0	0	12	16	192.00	SF	8.00	8.00	100	2007	2007	3	68	1,044	
TOTAL OB/XF 5,695																	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2006] W12 PTO=[YR=2006] N10 W16 FSP=[YR=2006] W16 S10 E16 N10\$ S10 E16\$ W46 S37 FGR=[YR=2006] S22 E21 N22 W21\$ E21 FOP=[YR=2006] S5 E23 N5 W2 N6 W17 S6 W4\$ E4 N6 E17 S6 E16 N37\$.													

LAND DESCRIPTION																								
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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							