

CYPRESS BEND
 LOT 6 OR 412 P 84
 OR 534 P 832 OR 1196 P 71

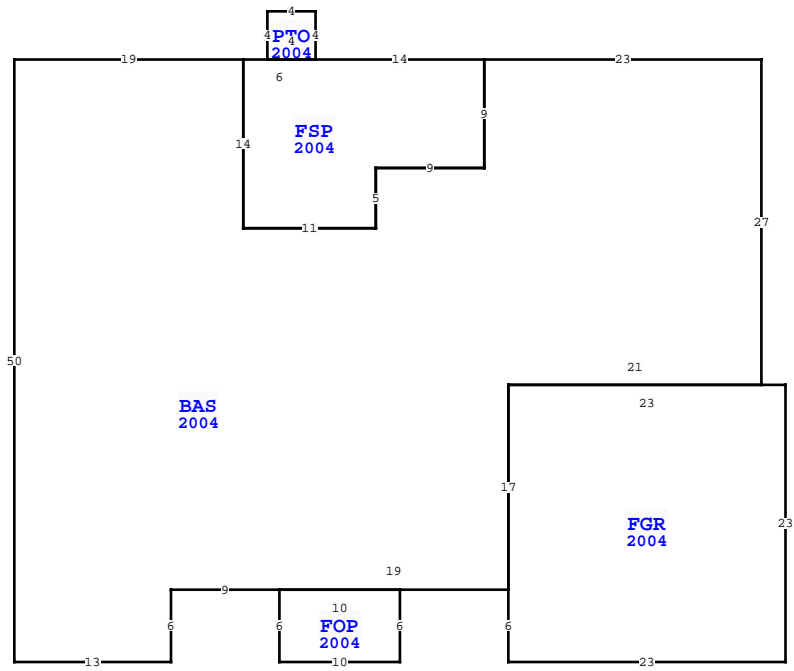
RIPSTEIN JON TYLER/RIPSTEIN STARLET MELISSA
 23 LEYLAND COURT
 CRAWFORDVILLE, FL 32327

2024

00-00-071-281-10148-A06

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 70				
16	WD FR STUC 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
11	CLAY TILE 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	4	100		
	Bathrooms	3	100		
	Story Height	0	100		
1.1	1.100				
01	FIREPLACE 100				
	Units	0	100		
07	GOOD				
0100	SINGLE FAMILY				
3	MKT AREA		10		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100	2004	2,214	244,529
FGR	529	50	2004	264	29,158
FOP	60	30	2004	18	1,988
FSP	235	55	2004	129	14,247
PTO	16	5	2004	1	110
TOTALS	3,054			2,626	290,033

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,626	140.4150	133.39	350,282	2004	2007	0	0	17.20	82.80
1 SINGLE FAM 100% - 2023 Heated Area: 2214 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		290,033	
TOTAL MARKET OB/XF VALUE		5,574	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		325,607	
SOH/AGL Deduction		56,572	
ASSESSED VALUE		269,035	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		219,035	
TOTAL JUST VALUE		325,607	
NCON VALUE		1,800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,495	
5 YR PRCL CK, CHG EYB 2004 TO 2007, HVAC,PU/DEMO X			
PORT FROM 01763-003 RIPSTEIN 2021			
INCR EYB 2006-2008 PRMT B21-000451			
5 YR PRCL CK, CHG DIM XFOB LN 1, PU XFOB LN 5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000451	MECH-CO	0	04/22/2021
31032	SFR	0	11/21/2003
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN / SALE PRICE
1196/0071	3/01/2021	WD Q	I 01 315,000
GRANTOR: DANG MY HOANG			
GRANTEE: RIPSTEIN JON TYLER			
0534/0832	4/27/2004	WD Q	I 232,100
GRANTOR: JOHNSON			
GRANTEE: DANG			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2004] W23 FSP=[YR=2004] W14 PTO=[YR=2004] N4 W4 S4 E4\$ W6 S14 E11 N5 E9 N9\$ S9 W9 S5 W11 N14 W19 S50 E13 N6 E9 FOP=[YR=2004] S6 E10 N6 W10\$ E19 FGR=[YR=2004] S6 E23 N23 W23 S17\$ N17 E21 N27\$.			

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	100	229	10			2,290.00	SF	6.00	100	2004	3	23	3,160
2	0211	CONCRETE W	0	100	0	0			261.00	SF	6.00	100	2004	3	23	360
3	0700	PORT BLDG	0	100	12	8			96.00	SF	0.00	100	2004	3	62	0
5	0210	CONCRETE D	0	100	0	0			184.00	SF	6.00	100	2004	3	23	254
6	0090	CHAINLINK	0	100	0	0			150.00	LF	12.00	100	2024	2023	100	1,800
TOTALS															5,574	

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	30,000.00	30,000.00	30,000							