

HIGHLAND PLACE UNIT II  
 LOT 2 BLOCK A OR 251 P 547  
 OR 285 P 127 OR 307 P 767

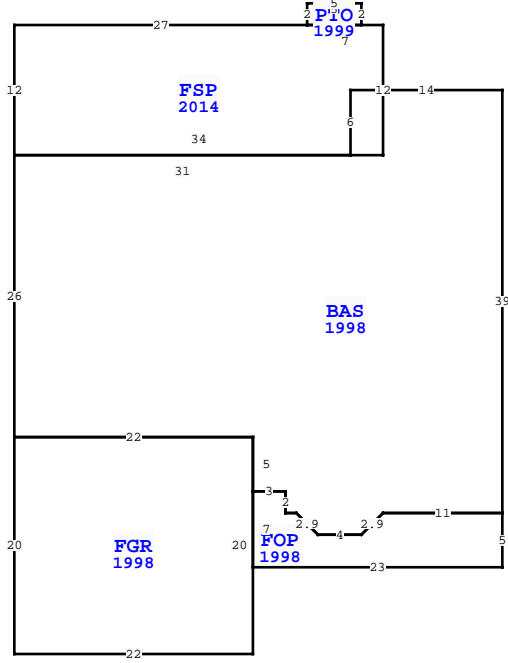
JOHNSON JENNIFER N/JOHNSON CHARLES A  
 241 MULBERRY CIR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-073-248-10186-02A

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	80		
Exterior Wall	19	COMMON	BRK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Fireplace	01	FIREPLACE	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	247.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100	1998	1,421	149,780
FGR	440	50	1998	220	23,189
FOP	109	30	1998	33	3,479
FSP	408	55	2014	224	23,611
PTO	10	5	1999	0	0
TOTALS	2,388			1,898	200,058

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 2019										
Heated Area: 1421						HX Base Yr 2019						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			200,058
TOTAL MARKET OB/XF VALUE			15,354
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			260,412
SOH/AGL Deduction			92,750
ASSESSED VALUE			167,662
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			117,662
TOTAL JUST VALUE			260,412
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,404
5 YR PRCL CK, CHG EYB ON BUILD & XFOBS			
5 YR PRCL CK, PU XFOB LN 7, 8			
ADD HX FOR 2019- JOHNSON			
HEATED AND COOLED KAREN WARD 8502733003			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000090	RE-ROOF-CO	0	03/05/2018
024926	BLDG	0	04/05/1999
021933	N/A	0	02/28/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1066/0487	3/15/2018	WD Q	Q	I	01	175,300
GRANTOR: CHRISTENSEN JASON N &						
GRANTEE: JOHNSON JENNIFER N						
0939/0628	4/21/2014	WD Q	Q	I	01	144,900
GRANTOR: ROGERS DONALD WILLIAM						
GRANTEE: CHRISTENSEN JASON N						

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	41	26	1,066.00	SF	6.00	6.00	100	1997	1997	3	67	4,285	
2	0955	PRIVACY FE	0	100	0	0	233.00	LF	15.00	15.00	100	2002	2002	3	83	2,901	
3	0211	CONCRETE W	0	100	14	4	56.00	SF	6.00	6.00	100	1997	1997	3	67	225	
5	0940	OPEN SHED	0	100	10	16	160.00	SF	4.00	4.00	100	2002	2002	3	52	333	
6	0210	CONCRETE D	0	100	77	10	770.00	SF	6.00	6.00	100	1997	1997	3	67	3,095	
7	0080	4' CHAINLI	0	100	0	0	408.00	LF	13.00	13.00	100	2019	2019	3	85	4,508	
8	0700	PORT BLDG	0	100	0	0	1.00	SF	8.00	8.00	100	2018	2018	3	90	7	

TOTAL OB/XF												
15,354												
BLD DATE	12/10/2020	MMJT	LGL DATE									
XF DATE	12/10/2020	MMJT	LAND DATE	12/10/2020 MMJT								
INC DATE			AG DATE									

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1998] W14 S6 W31 FSP=[YR=2014] E34 N12 W7												
PTO=[YR=1999] E5 N2 W5 S2\$ W27 S12\$ S26 FGR=[YR=1998] S20 E22												
N20 W22\$ E22 S5 E3 S2 E1 R2 D2 E4 R2 U2 E11 FOP=[YR=1998]												
W11 L2 D2 W4 L2 U2 W1 N2 W3 S7 E23 N5\$ N39\$.												

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	100		RSU1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							