

THE PINES UNIT 1
 BLOCK A LOT 9
 OR 65 P 352 & OR 86 P 872

PROULX DAVID C/PROULX DONNA MARIA
 5684 HARBOUR CLUB RD
 FORT MYERS, FL 33919-3317

2024

00-00-075-141-10234-A09

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 90				
08	SHT VINYL 10				
04	AIR DUCTED 100				
03	CENTRAL 100				
4	100				
2	100				
1.	1. 100				
00	N/A 100				
	0 100				
08	FAIR				
0200	MOBILE HOME				
2	MKT AREA		10		
141.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	1998	2,128	78,159
DCK	32	10	2012	3	110
USP	600	50	2007	300	11,019
TOTALS	2,760			2,431	89,288

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	2,431	95.4000	66.78	162,342	1998	1998	0	0	45.00	55.00
1 MOBILE HOM 0% - 0 Heated Area: 2128 HX Base Yr											
<p>Diagram labels: USP 2007, BAS 1998, DCK 2012. Dimensions: 40, 15, 4, 15, 4, 19, 57, 28, 76.</p>											
BLD DATE	02/05/2020	MMFR	LGL DATE	02/05/2020	MMFR	AG DATE					
XF DATE	02/05/2020	MMFR	LAND DATE	02/05/2020	MMFR	AG DATE					
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			89,288
TOTAL MARKET OB/XF VALUE			3,030
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			117,318
SOH/AGL Deduction			11,674
ASSESSED VALUE			105,644
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			105,644
TOTAL JUST VALUE			117,318
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			96,040
2023 EXEMPTION REMOVED PER EB OUT OF CO ADDR			
DMVDAVID 261 OSTEKO DR FT MYERS BCH FL			
H3 DUE TO OUT OF COUNTY ADDRESS			
CHANGE HA50% DIVORCED NOW TENANTS IN COMMON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000293	MECH	0	04/09/2015
2014135	RE-ROOF	0	02/19/2014
023545	MECH	0	05/01/1998
023514	DW/MH	0	04/21/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0573	8/22/2024	WD	U	I	30	100
GRANTOR: PROULX DAVID C						
GRANTEE: PROULX DAVID C						
0625/0745	11/10/2005	WD	U	I		100
GRANTOR: FLOYD						
GRANTEE: PROULX						

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	0700	PORT BLDG	0	0	10	12	120.00	SF	8.00	8.00	100	1998	1998	3	55	528	
2	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	1998	1998	3	55	1,045	
3	0075	WOOD FENCE	0	0	0	0	96.00	LF	10.00	10.00	100	2006	2006	3	27	259	
4	0620	WOOD UTL B	0	0	32	12	384.00	SF	6.00	6.00	100	2012	2012	3	52	1,198	
TOTAL OB/XF 3,030																	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1998] W57 USP=[YR=2007] E40 N15 DCK=[YR=2012] S8 E4 N8 W4\$ W40 S15\$ W19 S28 E76 N28\$.									

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	000201	C	MH	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							