

RIDGELAND PLACE LOT # 1 CONT.  
 .53 AC OR 273 P 560  
 OR 405 P 146 OR 419 P 255

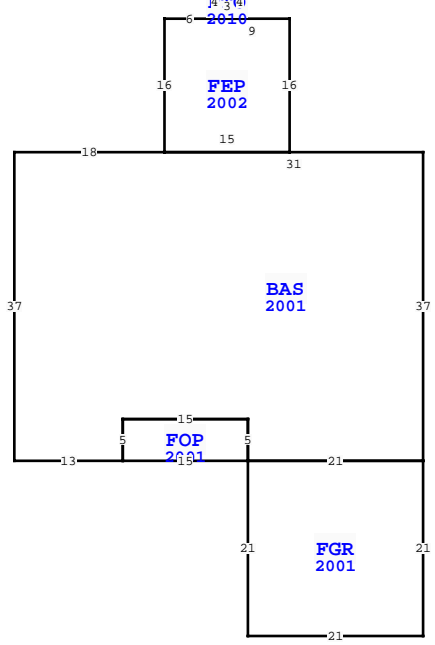
KOSEC RANDY JR  
 6 HUMMINGBIRD LN  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-076-181-10250-B01

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 80				
19	COMMON BRK 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
11	CLAY TILE 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Story Height 0 100				
1.	1. 100				
	Units 0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
181.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	2001	1,738	174,728
FEP	240	80	2002	192	19,302
FGR	441	50	2001	220	22,117
FOP	75	30	2001	22	2,212
PTO	12	5	2010	1	101
TOTALS	2,506			2,173	218,461

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	112.96	245,462	2001	2012	0	0	11.00	89.00	
Heated Area: 1930 HX Base Yr 2019												



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		218,461		
TOTAL MARKET OB/XF VALUE		11,760		
TOTAL LAND VALUE - MARKET		40,000		
TOTAL MARKET VALUE		270,221		
SOH/AGL Deduction		72,819		
ASSESSED VALUE		197,402		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		147,402		
TOTAL JUST VALUE		270,221		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		246,300		
5 YR PRCL, DEMO CARPORT				
5 YR PRCL DEL XFOB LN4 PU XFOB LN 5-8				
B05 FOR 2019				
WEAVER/LAMARCHE PORTED 2018 VALUES TO 10189-				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB24-000292	RE -ROOF/SHINGLES		04/26/2024	
28898	ELEC	0	04/12/2002	
28845	PORCH	0	04/01/2002	
027669	SFD	0	04/11/2001	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1377/0339	9/09/2024	QC U	I 11	100
GRANTOR: LAMB DIN JENNIFER DIAN				
GRANTEE: KOSEC RANDY JR				
1065/0482	3/08/2018	WD Q	I 01	193,000
GRANTOR: LAMARCHE AMY C FKA WE				
GRANTEE: LAMB DIN JENNIFER D&				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2001] W31 FEP=[YR=2002] E15 N16 W9 PTO=[YR=2010] E3 N4 W3 S4\$ W6 S16\$ W18 S37 E13 N5 E15 S5 FOP=[YR=2001] N5 W15 S5 E15\$ FGR=[YR=2001] S21 E21 N21 W21\$ E21 N37\$.				

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	57	16	912.00	SF	6.00	6.00	100	2001	2001	3	20	1,094	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2001	2001	3	58	1,102	
3	0211	CONCRETE W	0	100	78	3	234.00	SF	6.00	6.00	100	2001	2001	3	20	281	
5	0630	METAL UTL	0	100	20	18	360.00	SF	8.00	8.00	100	2018	2018	3	80	2,304	
6	0955	PRIVACY FE	0	100	0	0	406.00	LF	15.00	15.00	100	2020	2020	3	97	5,907	
7	0940	OPEN SHED	0	100	20	10	200.00	SF	4.00	4.00	100	2018	2018	3	80	640	
8	0700	PORT BLDG	0	100	10	6	60.00	SF	8.00	8.00	100	2018	2018	3	90	432	
TOTALS													11,760				

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							