

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

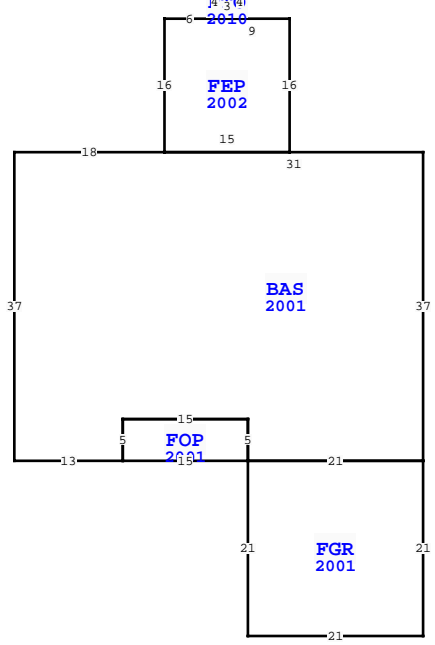
KOSEC RANDY JR
 6 HUMMINGBIRD LN
 CRAWFORDVILLE, FL 32327

2024

00-00-076-181-10250-B01

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	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 Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
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		
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA		10	
NEIGHBORHOOD/LOC	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		Heated Area: 1930					HX Base Yr 2019	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
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 / U	V / I	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															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	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							