

OLD ARRAN TRACE LOT 30
 OR 274 P 266
 OR 320 P 394 OR 338 P 258

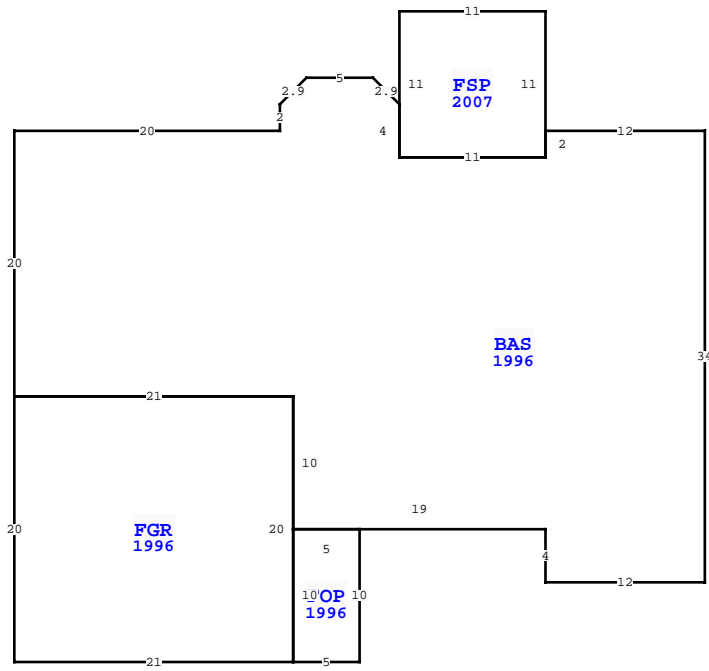
MELLOTT JACQUELINE
 344 HIGHLAWN DR
 RIPLEY, WV 25271-1317

2024

00-00-076-183-10244-030

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
05	HARDIE BRD 80		
16	WD FR STUC 20		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
08	SHT VINYL 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 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		5 MKT AREA 10	
NEIGHBORHOOD/LOC		183.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,408	100	1996
FGR	420	50	1996
FOP	50	30	1996
FSP	121	55	2007
TOTALS	1,999		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,700	112.8000	107.16	182,172	1996	1996	0	0	28.35	71.65
1 SINGLE FAM 100% - 0 Heated Area: 1408 HX Base Yr											



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		130,526	
TOTAL MARKET OB/XF VALUE		8,348	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		178,874	
SOH/AGL Deduction		58,286	
ASSESSED VALUE		120,588	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		70,588	
TOTAL JUST VALUE		178,874	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,170	

2024 OK RECHECK FOR 2025 - H5 ADDED.			
IN NURSING HOME. INTENDS TO RETURN. POC: SCOTT LAN			
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 3/26/2			
2024 HX CARD RETURN W/COA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081008	REROOF-SHINGLES	0	12/08/2008
23333	WOOD UTL	0	03/09/1998
20925	N/A	0	05/07/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0338/0258	11/06/1998	WD	U	I		100
GRANTOR: MELLOTT EUGENE L & JA						
GRANTEE:						
0320/0394	3/09/1998	WD	Q	I		102,900
GRANTOR:						
GRANTEE:						

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	55	16	880.00	SF	6.00	6.00	100	1996	1996	3	20	1,056														
2	0620	WOOD UTL B	0	100	12	32	384.00	SF	6.00	6.00	100	1998	1998	3	20	461														
3	0211	CONCRETE W	0	100	8	4	32.00	SF	6.00	6.00	100	1996	1996	3	20	38														
4	0211	CONCRETE W	0	100	24	3	72.00	SF	6.00	6.00	100	2007	2007	3	30	130														
5	0730	FINISHED O	0	100	32	8	256.00	SF	14.00	14.00	100	2000	2000	3	57	2,043														
6	0955	PRIVACY FE	0	100	0	0	440.00	LF	15.00	15.00	100	2012	2012	3	70	4,620														
TOTALS															1,999		1,700	130,526												

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							