

COMMODORE COMMONS SUB LOT 31
 OR 307 P 323 OR 455 P 410
 OR 546 P 580 OR 688 P 789

VERDUGHT MATTHEW/CLINGENPEEL LESLIE
 305 NE LAKEVIEW DR
 BLUE SPRINGS, MO 64014-2930

2024

00-00-076-275-10250-31A

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	60	
Exterior Wall	19	COMMON	BRK	40	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	70		
Interior Floor	14	CARPET	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		
Fireplace Units	01	FIREPLACE	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	275.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	2004	1,416	146,530
BAS	400	100	2005	400	41,393
FOP	80	30	2005	24	2,484
FSP	300	55	2017	165	17,074
PTO	484	5	2017	24	2,484
TOTALS	2,680			2,029	209,964

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%	- 0								
Heated Area: 1816						HX Base Yr					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		209,964	
TOTAL MARKET OB/XF VALUE		13,310	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		258,274	
SOH/AGL Deduction		23,293	
ASSESSED VALUE		234,981	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		184,981	
TOTAL JUST VALUE		258,274	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		228,137	
5 YR PRCL CK, CHG EYB ON HOME & XFOBS			
2024 HX CARD RETURN W/COA			
ADDED HX - MAILED AMENDED TRIM			
FR 5 YR CK, CH XFOB SF, PU XFOB.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001169	SCREEN ROOM-CO	0	09/19/2017
20052099	ENC CPT	0	12/27/2005
31041	SFR	0	11/24/2003
30884	SFD	0	10/15/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0646	11/02/2021	SA	U	I	11	100
GRANTOR: ESTATE OF JAMES JEREM						
GRANTEE: TYRE MARLYNE S						
1229/0276	9/16/2021	WD	Q	I	01	270,800
GRANTOR: TYRE MARLYNE S, ESTAT						
GRANTEE: VERDUGHT MATTHEW &						

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
2	0210	CONCRETE D	0	100	139	12	1,726.00	SF	6.00	6.00	100	2004	2004	3	67	6,939	
3	0211	CONCRETE W	0	100	56	3	168.00	SF	6.00	6.00	100	2004	2004	3	67	675	
4	0955	PRIVACY FE	0	100	0	0	295.00	LF	15.00	15.00	100	2005	2005	3	60	2,655	
5	0700	PORT BLDG	0	0	0	0	1.00	SF	0.00	0.00	100	2005	2005	3	64	0	
6	0213	CONCRETE P	0	100	10	10	100.00	SF	6.00	6.00	100	2010	2010	3	100	600	
7	0740	UNFINISH O	0	100	12	12	144.00	SF	11.00	11.00	100	2015	2015	3	84	1,331	
8	0940	OPEN SHED	0	100	12	10	120.00	SF	4.00	4.00	100	2015	2015	3	67	322	
9	0940	OPEN SHED	0	100	12	10	120.00	SF	4.00	4.00	100	2015	2015	3	67	322	
10	0211	CONCRETE W	0	100	29	4	116.00	SF	6.00	6.00	100	2015	2015	3	67	466	

TOTAL OB/XF											
13,310											
BLD DATE	11/16/2017	MMSR	LGL DATE								
XF DATE	11/16/2017	MMSR	LAND DATE	11/16/2017							
INC DATE			AG DATE								

BUILDING NOTES											

BUILDING DIMENSIONS											
PTO=[YR=2017] W56 S14 E23 N12 E25 S12 FSP=[YR=2017] N12 W25 S12 E25\$ E8 BAS=[YR=2004] W56 S24 E20 BAS=[YR=2005] W20 S20 E20 N20\$ S2 FOP=[YR=2005] S4 E20 N4 W20\$ E36 N26 \$ N14\$.											

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							