

CAMELOT PHASE II LOT 6  
 OR 524 P 345 OR 534 P 382  
 OR 564 P 482 OR 593 P 619

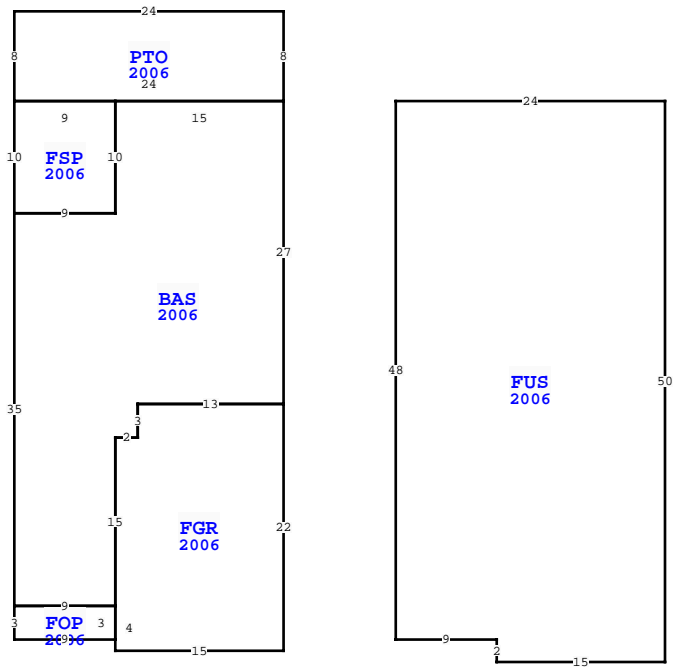
JOHNS DAVID BERNARD/JOHNS SHAINA  
 21 KING ARTHURS COURT  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-076-304-10250-D06

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	19	COMMON	BRK	10	
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				2.5 100	
Story Height				0 100	
Stories	2.			2. 100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA		10	
NEIGHBORHOOD/LOC	304.00			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	726	100	2006	726	65,698
FGR	324	50	2006	162	14,660
FOP	27	30	2006	8	724
FSP	90	55	2006	50	4,525
FUS	1,182	100	2006	1,182	106,963
PTO	192	5	2006	10	905
TOTALS	2,541			2,138	193,475

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TWNHSE	100%	- 2021								
				Heated Area: 1908			HX Base Yr 2021				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			193,475
TOTAL MARKET OB/XF VALUE			2,190
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			225,665
SOH/AGL Deduction			26,589
ASSESSED VALUE			199,076
TOTAL EXEMPTION VALUE	HX HB DV		60,000
BASE TAXABLE VALUE			139,076
TOTAL JUST VALUE			225,665
NCON VALUE			1,080
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,911
5 YR PRCL CK, CHG EYB 2006 TO 2016, XFOPS,QUAL FAI			
5YR PRCL CK NC			
MIKHAIL PORTED 2020 VALUES/10564-000/2021R			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000137	MECH	0	04/08/2020
20051139	TOWN HOUSE	0	08/02/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1178/0147	11/06/2020	WD	Q	I	01	185,000
GRANTOR: MIKHAIL ANN & BISHOY						
GRANTEE: JOHNS DAVID BERNARD						
1064/0870	11/09/2017	WD	Q	I	01	120,000
GRANTOR: BULLOCK FREDDY MICHAEL						
GRANTEE: THIES ANN MARIE & M						

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	19	11			6.00	100	2006	2006	3	72	903	
3	0211	CONCRETE W	0	100	0	0			6.00	100	2006	2006	3	72	207	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2023		100	1,080	
<b>TOTAL OB/XF</b>															2,190	

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	000810	C	TOWNHOUSE1	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							