

GREINERS ADDITION BLOCK 10  
 LOT 3 DB 31 P 405  
 OR 50 P 277 OR 104 P 337

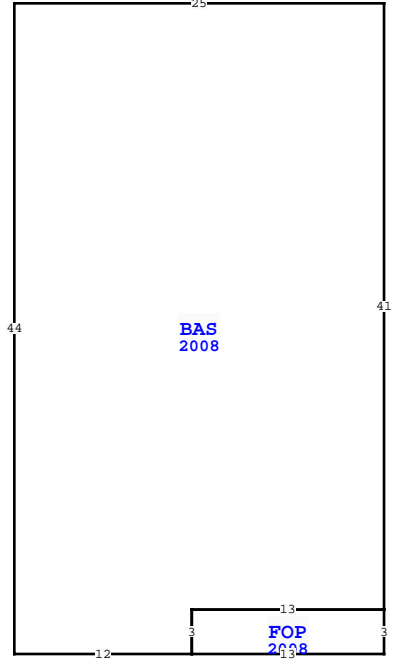
JAAR PROPERTIES LLC  
 909 EAST PARK AVE  
 TALLAHASSEE, FL 32301

**2024**

00-00-077-014-10500-003  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
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				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
3	MKT AREA		01		
14.00		1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,061	100	2008	1,061	113,254
FOP	39	30	2008	12	1,281
TOTALS	1,100			1,073	114,535

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,073	105.7500	125.58	134,747	2008	2008	0	0	15.00	85.00			
1 SINGLE FAM 0% - 0 Heated Area: 1061 HX Base Yr														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		114,535	
TOTAL MARKET OB/XF VALUE		2,862	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		129,397	
SOH/AGL Deduction		17,363	
ASSESSED VALUE		112,034	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		112,034	
TOTAL JUST VALUE		129,397	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		101,849	
5 YR PRCL CK, N/C			
5 YR PRCL CK, N/C			
5 YR PRCL CH, PU FNDN, PU XFOB LN 3-4			
ADD CHG VIA EMAIL KARENG@REGIONSCONTRACTORS.C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071626	SFD-CO	0	11/06/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0998/0075	4/26/2016	WD Q	Q	I	05	370,000
GRANTOR: LUCQUINRU REALTY INVE						
GRANTEE: JAAR PROPERTIES, LL						
0787/0275	2/27/2009	WD Q	Q	I	01	82,000
GRANTOR: HOMAN SCOTT						
GRANTEE: LUCQUINRU REALTY IN						

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	0	22	10	220.00	SF	6.00	6.00	100	2008	2008	3	34	449	
2	0211	CONCRETE W	0	0	16	3	48.00	SF	6.00	6.00	100	2008	2008	3	34	98	
3	0213	CONCRETE P	0	0	4	4	16.00	SF	6.00	6.00	100	2009	2009	3	100	96	
4	0955	PRIVACY FE	0	0	0	0	269.00	LF	15.00	15.00	100	2009	2009	3	55	2,219	

TOTAL OB/XF														
2,862														

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

TOTAL OB/XF														
2,862														

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2008] W25 S44 E12 FOP=[YR=2008] E13 N3 W13 S3\$ N3 E13 N41\$.														