

GREINERS ADDITION
 BLOCK 12 LOT 21
 DB 31 P 405 & OR 50 P 277

3914 HOWARD AVENUE LLC
 PO BOX 791874
 NEW ORLEANS, LA 70179-1874

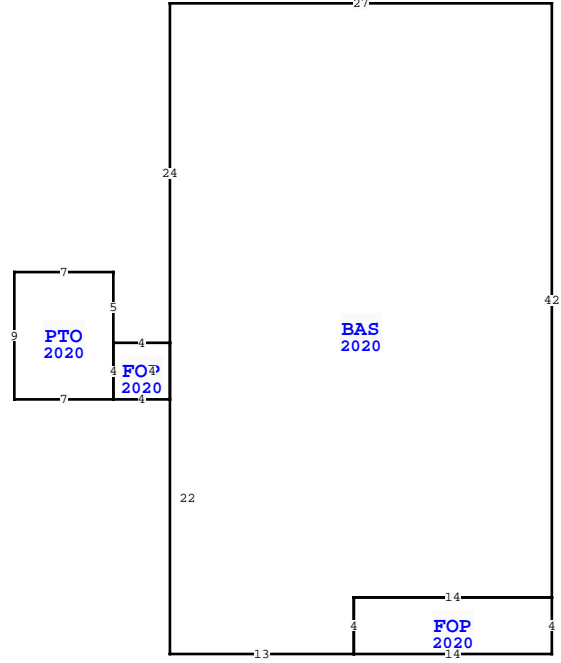
2024

00-00-077-014-10505-021



ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,211	122.0000	144.88	175,450	2020	2020	0	0	0	3.00	97.00		
1 SINGLE FAM 0% - 0 Heated Area: 1186 HX Base Yr														



Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		3	MKT AREA 10		
NEIGHBORHOOD/LOC		14.00	1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,186	100	2020	1,186	166,673
FOP	16	30	2020	5	702
FOP	56	30	2020	17	2,389
PTO	63	5	2020	3	422
TOTALS	1,321			1,211	170,186

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		170,186	
TOTAL MARKET OB/XF VALUE		6,932	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		189,118	
SOH/AGL Deduction		34,021	
ASSESSED VALUE		155,097	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		155,097	
TOTAL JUST VALUE		189,118	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		150,726	
5 YR PRCL CK, COULD NOT GET TO BACK, NO VISIBLE CH			
5 YR PRCL CH, PU SFD & XFOB LN 1-4			
5 YR PRCL CK, N/C			
2019 TRIM RETURNED UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000092	SFD-CO	0	01/31/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/0877	7/24/2020	WD Q	Q	I	01	147,000
GRANTOR: HOMAN JOHN						
GRANTEE: 3914 HOWARD AVENUE						
1122/0858	8/29/2019	WD U	V	V	30	800
GRANTOR: TDJ DEVELOPMENTS, LLC						
GRANTEE: HOMAN JOHN						

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	0	0	602.00	SF	6.00	6.00	100	2020	2020	3	89	3,215	
2	0210	CONCRETE D	0	0	27	10	270.00	SF	6.00	6.00	100	2020	2020	3	89	1,442	
3	0211	CONCRETE W	0	0	20	4	80.00	SF	6.00	6.00	100	2020	2020	3	89	427	
4	0955	PRIVACY FE	0	0	0	0	127.00	LF	15.00	15.00	100	2020	2020	3	97	1,848	

TOTAL OB/XF														6,932										
LAND DESCRIPTION																								
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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2020] W27 S24 FOP=[YR=2020] W4 PTO=[YR=2020] N5 W7 S9 E7 N4\$ S4 E4 N4\$ S22 E13 FOP=[YR=2020] E14 N4 W14 S4\$ N4 E14 N42\$.													