

GREINERS ADDITION BLOCK 28  
 LOT 16 & W 1/2 OF LOT 17  
 LESS & EXCEPT WEST 12.5 FT

JAAR PROPERTIES LLC  
 909 EAST PARK AVE  
 TALLAHASSEE, FL 32301

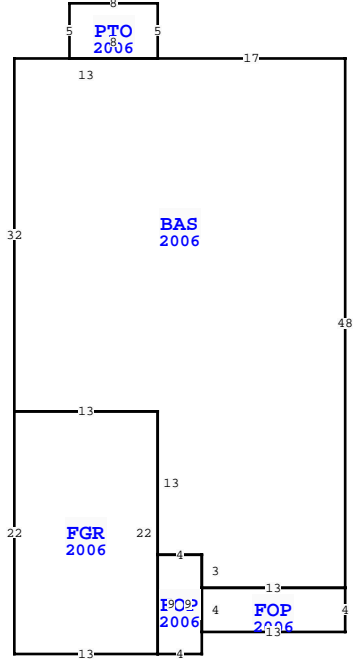
2024

00-00-077-014-10524-016



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	14	CARPET	70
Interior Floo	08	SHT VINYL	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
Units			0 100
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
BAS	1,220	100	2006
FGR	286	50	2006
FOP	36	30	2006
FOP	52	30	2006
PTO	40	5	2006
TOTALS	1,634		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0		181,503	2006	2011	0	0	12.00	88.00	Heated Area: 1220 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			159,723
TOTAL MARKET OB/XF VALUE			1,139
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			172,862
SOH/AGL Deduction			44,173
ASSESSED VALUE			128,689
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			128,689
TOTAL JUST VALUE			172,862
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			116,990
5 YR PRCL CK, CHG QUAL FAIR TO AVG,XFOBS, CHG EYB			
5 YR PRCL CH, PU XFOB LN 4			
XFOB LN 3			
5 YR PRCL CH, PU FNDN & FRME, CORR FLOOR, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051717	SFD/CO	0	10/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0998/0075	4/16/2016	WD Q	Q	I	05	370,000
GRANTOR: LUCQUINRU REALTY INVE						
GRANTEE: JAAR PROPERTIES, LL						
0788/0398	2/19/2009	WD U	I	I	37	80,000
GRANTOR: DAVID B BOSARGE						
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	25	9	SF	6.00	6.00	100	2006	2006	3	27	365	
2	0211	CONCRETE W	0	0	9	4	SF	6.00	6.00	100	2006	2006	3	27	58	
3	0955	PRIVACY FE	0	0	0	0	LF	15.00	15.00	100	2006	2006	3	30	279	
4	0955	PRIVACY FE	0	0	0	0	LF	15.00	15.00	100	2017	2017	3	91	437	

BUILDING NOTES			
12 BREWSTER RD, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2006] W17 PTO=[YR=2006] N5 W8 S5 E8\$ W13 S32			
FGR=[YR=2006] S22 E13 N22 W13\$ E13 S13 FOP=[YR=2006] S9 E4			
N9 W4\$ E4 S3 FOP=[YR=2006] S4 E13 N4 W13\$ E13 N48\$.			

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	0			75.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							