

HUDSON HEIGHTS UNIT 1
 BLOCK B LOT 2 DB 52 P 231
 OR 187 P 840 OR 251 P 652

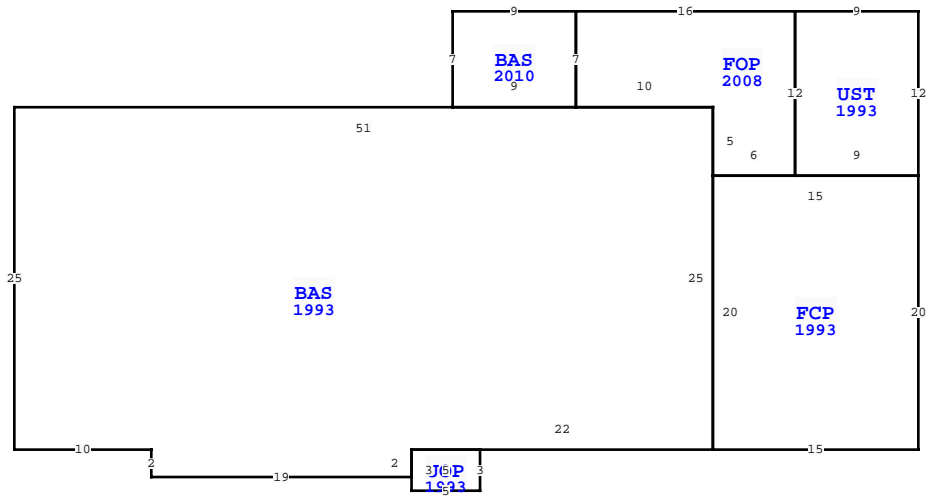
HOWELL MELINDA KEYNE
 24 OCHLOCKONEE ST
 CRAWFORDVILLE, FL 32327

2024

00-00-077-017-10537-000


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
07	ASB SHNGLE 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 70				
14	CARPET 30				
14	MINI SPLIT 100				
14	MINI SPLIT 100				
1	3 100				
1	1 100				
1	0 100				
1	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,313	100	1993	1,313	59,374
BAS	63	100	2010	63	2,849
FCP	300	25	1993	75	3,392
FOP	142	30	2008	43	1,945
UOP	15	20	1993	3	136
UST	108	45	1993	49	2,216
TOTALS	1,941			1,546	69,910

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,546	95.2000	90.44	139,820	1958	1988		0	0	15	35.00	50.00
1 SINGLE FAM 100% - 2016 Heated Area: 1376 HX Base Yr 2016													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		69,910	
TOTAL MARKET OB/XF VALUE		1,358	
TOTAL LAND VALUE - MARKET		25,675	
TOTAL MARKET VALUE		96,943	
SOH/AGL Deduction		19,648	
ASSESSED VALUE		77,295	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		27,295	
TOTAL JUST VALUE		96,943	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		76,132	
5 YR PRCL CK, CHG XFOBS, A/C, QUAL BELOW TO AVG			
IN NEED OF EXT REPAIR & MAINTENANCE			
5 YR PRCL CH, CHG FLOORING ADD SPCD 15%, SFD			
DRAINFIELD BEING REPAIRED, HAS POWER NOW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000268	MECH	0	03/24/2016
2014768	RE-ROOF	0	09/16/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0984/0242	10/29/2015	WD	U	I	12	45,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HOWELL MELINDA KEYN						
0975/0180	3/27/2015	WD	U	I	12	0
GRANTOR: WELLS FARGO BANK, N.A						
GRANTEE: SECRETARY OF HOUSIN						

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	0080	4' CHAINLI	0	100	0	340.00	LF	13.00	13.00	100	1994	1994	3	23	1,017	
2	0210	CONCRETE D	0	100	0	152.00	SF	6.00	6.00	100	1995	1995	3	24	219	
3	0211	CONCRETE W	0	100	25	75.00	SF	6.00	6.00	100	1995	1995	3	27	122	
TOTALS														1,358		

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			100.00	200.00	1.00	LT		1.00	1.00	0.65	39,500.00	25,675.00	25,675							