

OLD COURTHOUSE SQUARE LOT 47
OR 426 P 62 OR 521 P 473
OR 552 P 752

SCOVERA MARK/SCOVERA KRISTEN
10092 PEMBROOKE CIRCLE
SOUTH LYON, MI 48178-0334

2024

00-00-077-280-10378-A47

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	2.5 100				
	0 100				
2.	2. 100				
	0 100				
03	AVERAGE				
0401	TOWNHOUSE				
5	MKT AREA	10			
280.00	0.80/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2004	624	39,303
FSP	96	55	2004	53	3,338
FUS	720	100	2004	720	45,350
STP	8	10	2004	1	63
TOTALS	1,448			1,398	88,054

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0120	01	1,398	121.5000	87.48	122,297	2004	2004	0	0	28.00	72.00		
1 TWNHSE 0% - 0 Heated Area: 1344 HX Base Yr													
BLD DATE				03/29/2017	MMSR		LGL DATE						
XF DATE				03/13/2012	KLMM		LAND DATE		03/29/2017 MMSR				
INC DATE													

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			88,054	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			118,054	
SOH/AGL Deduction			20,357	
ASSESSED VALUE			97,697	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			97,697	
TOTAL JUST VALUE			118,054	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			120,499	
5 YR PRCL CH, N/C				
COA PER EMAIL				
5 YR PRCL CH, N/C				
MARK@SCOVERAPROPERTIES.COM				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB24-000266	RE-ROOF/SHINGLES-		05/01/2024	
31264	TNHSE	0	01/28/2004	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0653/0313	4/26/2006	WD Q	Q I	119,500
GRANTOR: PAFFORD MICHAEL E.				
GRANTEE: SCOVERA MARK & KRIS				
0552/0752	8/17/2004	WD Q	V	111,900
GRANTOR: SUBER				
GRANTEE: MAJESTIC HOMES				

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

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2004] W6 FSP=[YR=2004] W12 S8 E12 N8\$ S8 W12 S32 E7 STP=[YR=2004] S2 E4 N2 W4\$ E11 N40\$ PTR=E10 FUS=[YR=2004] S40 E18 N40 W18\$ W10\$.													

TOTAL OB/XF													