

WEST POINT SUBD UNIT 3
 LOT 1 & 2
 OR 50 P 12 OR 285 P 50

KANG MARK
 9 CREEK ROAD
 CRAWFORDVILLE, FL 32327

2024

00-00-121-072-12136-001

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
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	1,351	122.0000	115.90	156,581	1997	1997	0	0	26.00	74.00		
1 SINGLE FAM 0% - 0 Heated Area: 1070 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	1998	916	78,561
DCK	84	10	1998	8	686
DCK	280	10	2004	28	2,401
FSP	256	55	1998	141	12,093
FUS	154	100	1998	154	13,208
PCP	768	10	1997	77	6,604
PST	96	15	1997	14	1,201
PTO	256	5	1997	13	1,115
TOTALS	2,810			1,351	115,870

Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 06
NEIGHBORHOOD/LOC	72.00	1.00/

BLD DATE	07/22/2019	MMSR	LGL DATE	
XF DATE	07/22/2019	MMSR	LAND DATE	07/22/2019 MMSR
INC DATE			AG DATE	

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	0060	DECK WOOD	0	0	0	0	300.00	SF	5.00	5.00	100	1997	1997	3	20	300	
2	0870	SEAWALL AL	0	0	68	0	68.00	LF	51.00	51.00	100	1998	1998	3	20	694	
3	0620	WOOD UTL B	0	0	0	0	240.00	SF	6.00	6.00	100	2004	2004	3	23	331	
4	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	2004	2004	3	62	17,980	
5	0375	WOOD WALK	0	0	25	5	125.00	SF	15.00	15.00	100	2005	2005	3	24	450	
6	0375	WOOD WALK	0	0	10	3	30.00	SF	15.00	15.00	100	2005	2005	3	24	108	

TOTAL OB/XF														19,863			
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LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	0			68.00	98.00	1.00	LT		1.00	1.00	0.75	55,000.00	41,250.00	41,250							
2	000131	C	SFR CANAL	0			60.00	98.00	1.00	LT		1.00	1.00	0.75	55,000.00	41,250.00	41,250							

BUILDING NOTES													
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WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				230,387	
TOTAL MARKET OB/XF VALUE				19,863	
TOTAL LAND VALUE - MARKET				82,500	
TOTAL MARKET VALUE				332,750	
SOH/AGL Deduction				0	
ASSESSED VALUE				332,750	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				332,750	
TOTAL JUST VALUE				332,750	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				336,225	
5 YR PRCL CH, N/C CARD 1 OR 2					
REMOVE HO -SOLD 2019 NEW OWNER 2020					
AMENDED TRIM RETURNED -UTF - VACANT					
AMENDED TRIM SENT TO NEW OWNER					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
021826	N/A	0	01/30/1998		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1119/0469	7/19/2019	WD	Q	I	01	340,000
GRANTOR: CONCAR JAMES W & SUSAN						
GRANTEE: KANG MARK						
0807/0831	6/12/2009	QC	U	I	11	136,700
GRANTOR: CONCAR JAMES W						
GRANTEE: CONCAR JAMES & SUSAN						

BUILDING DIMENSIONS													
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DCK=[YR=1998] W6 DCK=[YR=2004] N14 W20 S14 E20\$ BAS=[YR=1998] W24 S8 W8 FSP=[YR=1998] E8 N8 W8 S8 W8 S16 E8 S8 E8 N8 W8 N16\$ S16 E8 S8 E2 R2 D2 E8 R2 U2 E10 PTR=S20 PCP=[YR=1997] W24 S32 PTO=[YR=1997] N32 W8 S32 E8\$ E24 N32\$ N20\$ N32\$ S14 E6 N14\$ PTR=E20 FUS=[YR=1998] S14 PTR=S10 PST=[YR=1997] S4 E24 N4 W24\$ N10\$ E11 N14 W11\$ W20\$.

