

WEST POINT SUB UNIT 5  
 LOT 5 OR 33 P 718  
 OR 63 P 277 OR 252 P 254

DUNCAN BEN/DUNCAN TAMMY B  
 923 MYRTLE AVE  
 QUINCY, FL 32351

**2024**

00-00-121-099-12149-000

ELEMENT		CD	CONSTRUCTION		
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	12	CEDAR/CYPR	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	06	CUST PANEL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Ceiling	04	Cathedral/Vault	70		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Stories	1.5	1.5	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA		06	
NEIGHBORHOOD/LOC	99.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	71,509
DCK	300	10	1993	30	3,576
DCK	414	10	1993	41	4,887
FSP	300	55	1999	165	19,665
FUS	600	100	1993	600	71,509
OWH	300	100	1993	300	35,754
PCP	589	10	1993	59	7,031
PST	372	15	1993	56	6,674
PTO	279	5	1993	14	1,669
TOTALS	3,754			1,865	222,273

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%	- 2024		Heated Area: 1500		HX Base Yr				

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				222,273	
TOTAL MARKET OB/XF VALUE				27,493	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				289,766	
SOH/AGL Deduction				0	
ASSESSED VALUE				289,766	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				289,766	
TOTAL JUST VALUE				289,766	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				216,483	
CHG TRAV DEMO DCK, ADD NEW DCK, DEMO XFOB, CHG TR					
MM 5YR CK; CHG RCVR & QUAL, +/- XFOBS					
INCR EYB 1978-1983 ROOF OVER CC 3-2022					
IN HAMILTON CO W/ SPOUSE-WANDA LAW					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OBN24-00018	BOAT LIFT-CC		04/09/2024		
21000640	ROOF OVER-CC	0	12/21/2021		
18001129	ELECTRIC	0	12/12/2018		
2007102	REPAIR SEAWALL	0	01/24/2007		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/0137	12/11/2023	WD	Q	I	01	320,000
GRANTOR: LAW JEFFERY & WANDA						
GRANTEE: DUNCAN BEN & TAMMY						
1011/0386	9/13/2016	WD	Q	I	01	150,000
GRANTOR: THAXTON DENNIS L & SH						
GRANTEE: LAW JEFFERY & WANDA						

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	46	11	506.00	SF	6.00	6.00	100	1982	1982	3	20	607	
2	0820	SEAWALL,WO	0	0	0	0	90.00	LF	34.00	34.00	100	2007	2007	3	30	918	
3	0935	OPEN SHED	0	0	6	11	66.00	SF	6.00	6.00	100	2007	2007	3	30	119	
4	0210	CONCRETE D	0	0	65	11	715.00	SF	6.00	6.00	100	2018	2018	3	80	3,432	
5	0210	CONCRETE D	0	0	37	35	1,295.00	SF	6.00	6.00	100	2018	2018	3	80	6,216	
6	0375	WOOD WALK	0	0	9	4	36.00	SF	15.00	15.00	100	2019	2019	3	85	459	
7	0007	ELECTRIC L	0	0	0	0	2.00	UT	7,500.00	7,500.00	100	2019	2019	3	85	12,750	
8	0371	FLOATING D	0	0	22	8	176.00	SF	20.00	20.00	100	2019	2019	3	85	2,992	
TOTALS															27,493		

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	000131	C	SFR CANAL	0			60.00	100.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							