RIVER SHORE HEIGHTS
BLOCK D LOT 1
OR 14 P 793 & OR 89 P 369

KASPAR MELISSA JANE/
2228 POWELL RD
POWELL, OH 43065

2024

01-6S-02W-034-03601-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISCELLANEOUS	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	34.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BAY DR, PANACEA

BLD DATE	10/01/2018 MMJT	LGL DATE	10/01/2018 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	296
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	20,296
SOH/AGL Deduction	3,470
ASSESSED VALUE	16,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,826
TOTAL JUST VALUE	20,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,296

BNDRY ADJ BETWEEN 03601-000 TO .3 AC & 03595-000 T

5YR PRCL CK NC MM

5 YR PRCL CK, N/C

5 YR PRCLCH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0281	6/25/2024	QC	U	V	11	100
GRANTOR: KASPAR MELISSA JUNE K						
GRANTEE: KASPAR MELISSA JUNE						
0635/0417	1/11/2006	WD	Q	V	01	100
GRANTOR: COULTER CHARLES F						
GRANTEE: KASPAR MELISSA JANE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0620	WOOD UTL B	0	0	13	19	247.00	SF	6.00	6.00	100	1991	1991	3	20	296	

LAND DESCRIPTION

TOTAL OB/XF 296

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000700	C	MISC RES	0			75.00	125.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 10/04/2022 BY MMLW Total Acres: 0.30 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 04/29/2026 BY SYS