

TARPINE
BLK B LOT 13-14
OR 59 P 50 & OR 67 P 480-492

KAHN JOSEPH H/MULKEY CYNTHIA E
4490 SHADY REST RD
HAVANA, FL 32333

2024

01-6S-02W-147-03576-B13

ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	08	WD ON PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	PARQUET 50			
Interior Floo	14	CARPET 50			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 03			
NEIGHBORHOOD/LOC	147.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1993	1,752	126,362
BAS	168	100	2005	168	12,117
DCK	468	10	2005	47	3,390
FGR	768	50	1993	384	27,695
FGR	1,760	50	1993	880	63,469
FOP	60	30	1993	18	1,298
TOTALS	4,976			3,249	234,331

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,249	104.0000	98.80	321,001	1990	1996	0	0	0	27.00	73.00	
1 SINGLE FAM 0% - 0 Heated Area: 1920 HX Base Yr													

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				234,331	
TOTAL MARKET OB/XF VALUE				3,868	
TOTAL LAND VALUE - MARKET				24,750	
TOTAL MARKET VALUE				262,949	
SOH/AGL Deduction				0	
ASSESSED VALUE				262,949	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				262,949	
TOTAL JUST VALUE				262,949	
NCON VALUE				1,967	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				242,700	
MM, 5YR CK, INCR EYB TO 1996 FOR ROOF & WIN 2/15/2					
5 YR PRCL CH, N/C					
COA PER USPS FORM3547					
2017 SX RENEWAL COMPLETED					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000331	WINDOWS	0	07/28/2020		
2012179	RE-ROOF	0	04/02/2012		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1087/0711	9/20/2018	WD Q	Q I	01	192,000
GRANTOR: KIRBY NORMA M					
GRANTEE: KAHN JOSEPH H & MUL					
0787/0595	3/02/2009	QC U	I	30	100
GRANTOR: MACLEAN C DONALD & NO					
GRANTEE: KIRBY NORMA M					
BUILDING NOTES					
BUILDING DIMENSIONS					
DCK=[YR=2005] W6 N2 W30 S10 BAS=[YR=2005] S12 E14 N12 W14\$ E26 BAS=[YR=1993] W12 S12 W14 S6 W28 S28 E24 N5 E12 S5 FOP=[YR=1993] N5 W12 S5 E12\$ FGR=[YR=1993] S24 E32 N24 FGR=[YR=1993] S9 E40 N44 W40 S35\$ W32\$ E18 N46\$ S12 E10 N20\$.					

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	0140	FIRE PLACE	0	0	0	1.00	UT	1,900.00	1,900.00	100	1990	1990	3	47	893	
2	0210	CONCRETE D	0	0	70	840.00	SF	6.00	6.00	100	1990	1990	3	20	1,008	
3	0210	CONCRETE D	0	0	0	338.00	SF	6.00	6.00	100	2024	2022	AV	97	1,967	

TOTAL OB/XF														3,868	
117 MONOCOUCPE CIR, PANACEA															
BLD DATE		09/05/2018		MMSR		LGL DATE		09/05/2018		MMSR					
XF DATE		09/05/2018		MMSR		LAND DATE									
INC DATE						AG DATE									

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	000100	C	SFR	0			0.00	0.00	2.00	LT		1.00	1.00	0.75	16,500.00	12,375.00	24,750								