

PELICAN BAY LOT 3
 OR 348 P 233 OR 461 P 817
 OR 699 P 223 OR 977 P 151

HUDSON WILLIAM THOMAS/MCALISTER ASHLEY SUZANNE
 P O BOX 626
 ST MARKS, FL 32355

2024

02-4S-01E-264-05615-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	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	1	MKT AREA	07
NEIGHBORHOOD/LOC	125.00	1.05/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,188	100	2001
FGR	252	50	2001
FOP	150	30	2001
FSP	80	55	2003
TOTALS	1,670		

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%	- 0								
Heated Area: 1188						HX Base Yr					
BLD DATE	08/13/2019	RTJ/T	LGL DATE								
XF DATE	08/13/2019	RTJ/T	LAND DATE	08/13/2019	RTJ/T						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		138,084	
TOTAL MARKET OB/XF VALUE		1,617	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		154,701	
SOH/AGL Deduction		0	
ASSESSED VALUE		154,701	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		154,701	
TOTAL JUST VALUE		154,701	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,755	
5 YR PRCL CK, N/C			
ADD JV CHGD CODE TO PRCL			
XFOB LN 3			
5 YR PRCL CH, CHG BEDS, FLOOR, LAND CODE, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
027315	SFD	0	01/04/2001
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1046/0526	9/05/2017	WD Q	I 01
GRANTOR: KOSEC DEBRA EDITH		SALE PRICE	
GRANTEE: HUDSON WILLIAM THOM		136,500	
1046/0525	9/01/2017	QC U	I 11
GRANTOR: CARNIVALE CHARLES ANT		100	
GRANTEE: KOSEC DEBRA			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2001] W12 S11 W4 FSP=[YR=2003] N8 W10 S8 E10\$ W28 S24			
FGR=[YR=2001] S18 E14 FOP=[YR=2001] E5 N13 E12 N5 W17 S18\$			
N18 W14\$ E44 N35\$.			

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
1	0210	CONCRETE D	0	0 46	10		6.00	6.00	100	2002	2002
2	0211	CONCRETE W	0	0 10	5	SF	6.00	6.00	100	2004	2004
3	0955	PRIVACY FE	0	0 0	0	LF	15.00	15.00	100	2007	2007
TOTAL OB/XF 1,617											

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	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							