

BAYSHORE SUB  
BLOCK A LOT 7  
OR 786 P 389

OR 47 P 363  
OR 837 P 794

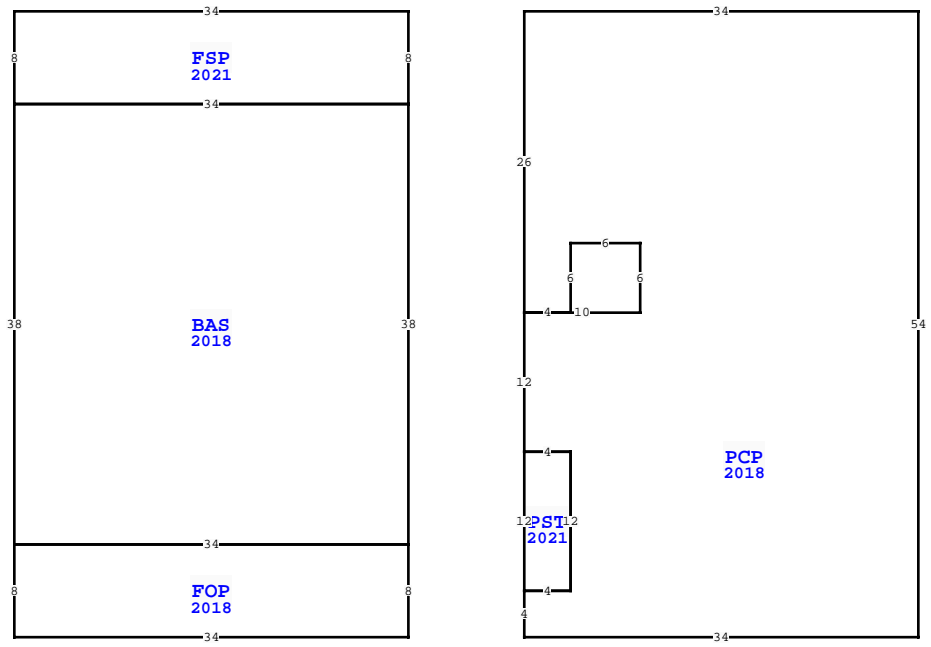
PACHOW HSUAN W/PACHOW TAMMY R  
2677 HIDDEN VALLEY TRAIL  
SOLOON, IA 52333

**2024**

02-6S-02W-094-03669-000

ELEMENT		CD	CONSTRUCTION
Foundation	05	PILE CONCR	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	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	94.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,292	100	2018
FOP	272	30	2018
FSP	272	55	2021
PCP	1,824	10	2018
PST	48	15	2021
TOTALS	3,708		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,713	131.0000	124.45	213,183	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 0% - 0 Heated Area: 1292 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			202,524
TOTAL MARKET OB/XF VALUE			30,053
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			352,577
SOH/AGL Deduction			43,963
ASSESSED VALUE			308,614
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			308,614
TOTAL JUST VALUE			352,577
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,527
MM 5YR CK; UPDATE TRAVERSE			
BY PHONE.			
IN VALUE. HAS BEEN UNABLE TO REACH MR.MAXWELL			
SEE JAMES EMAIL IN SCANS REGARDING INCREASE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000094	SFD-CO	0	02/27/2018
18000043	REPLACE SEAWALL	0	01/25/2018
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1172/0823	10/07/2020	WD Q	I 01 349,000
GRANTOR: MAXWELL LANCE			
GRANTEE: PACHOW HSUAN W & TA			
1046/0522	8/31/2017	WD Q	V 01 47,000
GRANTOR: LAWLER RUSSELL MARVIN			
GRANTEE: MAXWELL LANCE			
BUILDING NOTES			
BUILDING DIMENSIONS			
FSP=[YR=2021] W34 S8 E34 BAS=[YR=2018] W34 S38 E34 FOP=[YR=2018] W34 S8 E34 PTR=E10 PCP=[YR=2018] E34 N54 W34 S26 E10 N6 W6 S6 W4 S12 PST=[YR=2021] S12 E4 N12 W4\$ E4 S12 W4 S4\$ W10\$ N8\$ N38\$ N8\$.			

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	0850	SEAWALL CO	0	0	0	84.00	LF	42.00	42.00	100	2018	2018	3	80	2,822	
2	0350	BOATDOCK A	0	0	10	50.00	SF	24.00	24.00	100	2018	2018	3	80	960	
3	0005	ELEVATOR	0	0	0	1.00	UT	29,000.00	29,000.00	100	2018	2018	3	90	26,100	
4	0060	DECK WOOD	0	0	9	3	27.00	SF	5.00	100	2018	2018	3	95	128	
5	0060	DECK WOOD	0	0	3	3	9.00	SF	5.00	100	2018	2018	3	95	43	

TOTAL OB/XF											
30,053											
BLD DATE	12/18/2018	MMSR	LGL DATE								
XF DATE	12/18/2018	MMSR	LAND DATE	12/18/2018							
INC DATE			AG DATE								

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		R1	75.00	110.00	1.00	LT		1.00	6.00	20,000.00	120,000.00	120,000							