

RIVER BEND BLOCK D LOT 18
 OR 66 P 861 OR 102 P 239
 OR 499 P 290 OR 1006 P 739

MCCUE CHRISTOPHER GEORGE
 706 E 8TH AVE
 HAVANA, FL 32333

2024

03-6S-02W-036-03838-000

ELEMENT		CD	CONSTRUCTION		
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	10	ABOVE	AVG.	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	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	36.00	1.35/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,639	100	1993	1,639	164,125
DCK	24	10	1993	2	200
DCK	128	10	1993	13	1,302
DCK	96	10	2003	10	1,002
FOP	121	30	1993	36	3,605
FOP	112	30	2016	34	3,404
FSP	200	55	1993	110	11,015
PCP	900	10	2000	90	9,012
PST	198	15	1993	30	3,004
PST	126	15	2018	19	1,903
TOTALS	4,246			2,018	202,078

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		164.16	331,275	1984	1984	0	0	0	39.00	61.00
Heated Area: 1639						HX Base Yr						
** This building has 12 Sub-Areas												
BLD DATE	02/20/2019	MMSR	LGL DATE									
XF DATE	02/20/2019	MMSR	LAND DATE	02/20/2019	MMSR							
INC DATE			AG DATE									

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				202,078	
TOTAL MARKET OB/XF VALUE				9,660	
TOTAL LAND VALUE - MARKET				145,000	
TOTAL MARKET VALUE				356,738	
SOH/AGL Deduction				18,257	
ASSESSED VALUE				338,481	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				338,481	
TOTAL JUST VALUE				356,738	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				464,870	
REPAIRED IN 2018, NO VISIBLE DAMAGE REMAINING					
MICHAEL, CORR TRAV, DEL XFOB LN 8-9, DAMAGE					
5 YR PRCL CH, DAMAGE REVIEW FOR HURRICANE					
XFOB LN 6					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2005584	SIDING	0	04/28/2005		
2005424	REROOF	0	03/31/2005		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1006/0739	7/26/2016	QC	U	I	30	100
GRANTOR: MCCUE ANNIE CATHERINE						
GRANTEE: MCCUE CHRISTOPHER G						
0499/0290	8/12/2003	WD	U	I		100
GRANTOR: MCCUE WILLIAM G & ANN						
GRANTEE: MCCUE ANNIE CATHERI						

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	0330	BOAT SHED	0	0	14	24	336.00	SF	15.00	15.00	100	1990	1990	3	20	1,008	
2	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2000	2000	3	20	1,700	
3	0420	CABANA AVE	0	0	12	16	192.00	SF	25.00	25.00	100	2000	2000	3	20	960	
4	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	2000	2000	3	57	1,083	
5	0375	WOOD WALK	0	0	108	4	432.00	SF	15.00	15.00	60	2000	2000	3	60	3,888	
6	0211	CONCRETE W	0	0	38	2	76.00	SF	6.00	6.00	100	1993	1993	3	20	91	
7	0375	WOOD WALK	0	0	62	5	310.00	SF	15.00	15.00	100	2000	2000	3	20	930	
TOTALS															9,660		

BUILDING NOTES														
DCK=[YR=2003] W12 S8 FSP=[YR=1993] N10 W20 S10 DCK=[YR=1993] N13 W4 S5 W4 N3 W4 S11 E12\$ E20\$ E12 BAS=[YR=1993] W44 S29 E11 S11 FOP=[YR=1993] N11 W11 S11 DCK=[YR=1993] S4 E6 N4 W6\$ E11\$ E33 PTR=E10 PTO=[YR=2000] E26 PCP=[YR=2000] E18 N50 W18 S50\$ N4 W9 N8 W17 PST=[YR=2018] E9 N14 FOP=[YR=2016] S14 E8 N14 PST=[YR=1993] S22 E9 N22 PTO=[YR=2000] N24 W17 S18 W9 S6 E26\$ W9\$ W8\$ W9 S14\$ S12\$ W10\$ N40\$ N8\$.														

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	000132	C	SFR RIVER	0			0.00	177.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							