

RIVER BEND ESTATES (UNREC)
 BLK A LOT 3 OR 47 P 74,326
 OR 56 P 830 OR 239 P 121

HOUCARD TAMARA ETAL/HOUCARD MORGEN ETAL
 2051 WYNDOM RD
 SHOALS, IN 47581

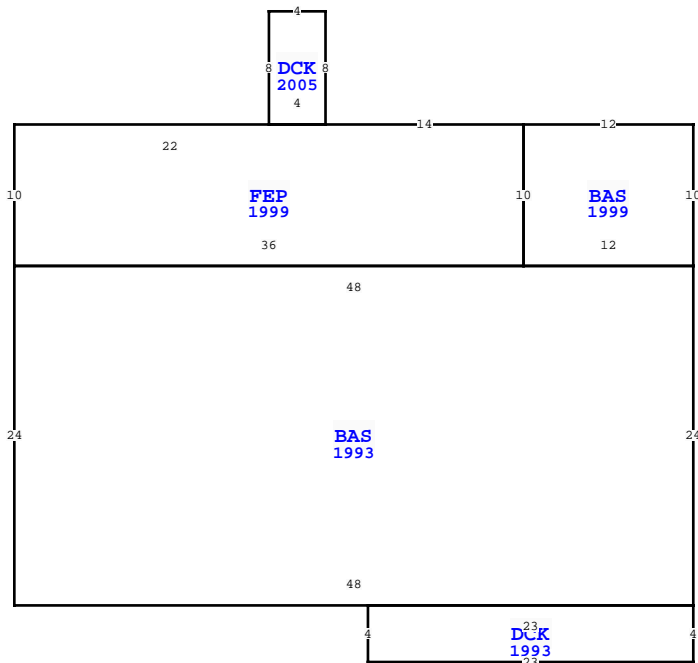
2024

03-6S-02W-129-03707-003



ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD ON	PLY	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	04	PLYWOOD		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	129.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	80,800
BAS	120	100	1999	120	8,417
DCK	92	10	1993	9	631
DCK	32	10	2005	3	210
FEP	360	80	1999	288	20,200
TOTALS	1,756			1,572	110,258

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		101.65	159,794	1982	1992	0	0	31.00	69.00		
												Heated Area: 1560	HX Base Yr



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			110,258
TOTAL MARKET OB/XF VALUE			1,519
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			231,777
SOH/AGL Deduction			5,285
ASSESSED VALUE			226,492
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			226,492
TOTAL JUST VALUE			231,777
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,178
MM 5YR CK, INCR EYB TO 1992 FOR A/C 1/10/23			
COA PER EMILY PHONE CALL			
5 YR PRCL CK, DEM XFOB LN 5			
COA PER USPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1099/0152	1/24/2019	WD Q	Q	I	01	232,000
GRANTOR: HORNE SIDNEY & DIANE						
GRANTEE: HOUCARD TAMARA & M						
0941/0341	5/07/2014	WD Q	Q	I	01	140,000
GRANTOR: DUTRA B 1/4/MORALES P						
GRANTEE: HORNE SIDNEY & DIANE						

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	0620	WOOD UTL B	0	0	12	16			6.00	100	1989	1989	3	20	230	
2	0211	CONCRETE W	0	0	24	3			6.00	100	1999	1999	3	20	86	
3	0210	CONCRETE D	0	0	81	10			6.00	100	1999	1999	3	20	972	
4	0055	PORTABLE C	0	0	35	11			3.00	100	1999	1999	3	20	231	

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			100.00	200.00	1.00	LT		1.00	1.00	1.20	100,000.00	120,000.00	120,000							