

P 8-7-58 9.45 AC PARCEL  
 LOCATED IN SE 1/4 OF SE 1/4  
 OF SEC 8 CONTAINING 9.45 AC

BROWN LANA/BROWN PATRICK  
 68 OMEGA LANE  
 MONTICELLO, FL 32344

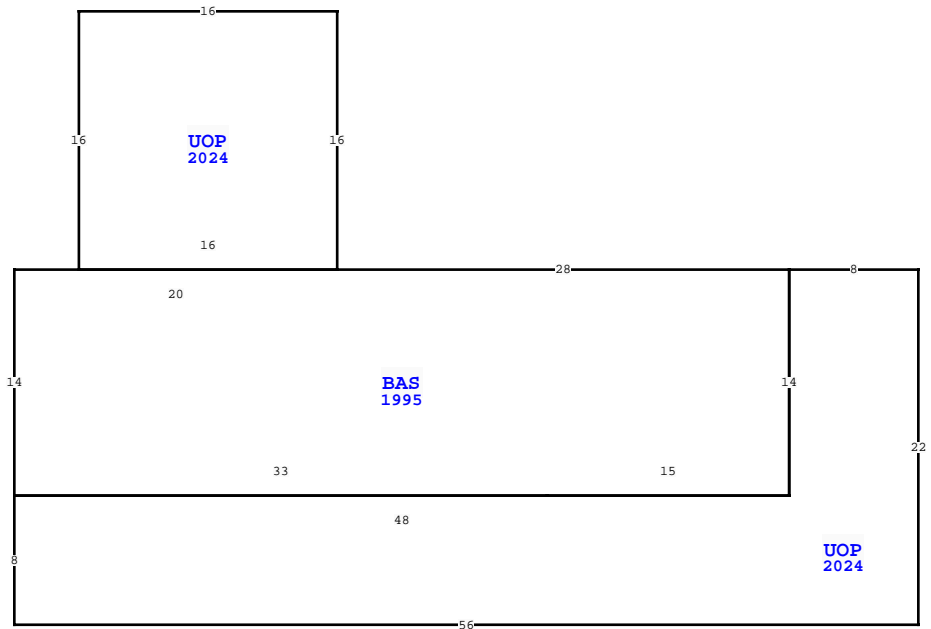
2024

08-3S-01W-000-04333-005



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
01	MINIMUM 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
04	PLYWOOD 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	1 100				
1.	1. 100				
00	N/A 100				
	0 100				
02	BELOW AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1995	672	13,171
UOP	256	25	2024	64	1,254
UOP	560	25	2024	140	2,744
TOTALS	1,488			876	17,170

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100% - 0		49.00	42,924	1982	1982	0	0	60.00	40.00
				Heated Area: 672				HX Base Yr			



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		17,170	
TOTAL MARKET OB/XF VALUE		1,956	
TOTAL LAND VALUE - MARKET		70,875	
TOTAL MARKET VALUE		90,001	
SOH/AGL Deduction		76,741	
ASSESSED VALUE		13,260	
TOTAL EXEMPTION VALUE		13,260	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		90,001	
NCON VALUE		3,999	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		83,601	
JS PRCL CK FOR FIRE DAMAGE, NO DAMAGE, PU UOP'S 5			
2022 AG REMOVED NO RETURN CARD			
2022 QNR RTND TO BE REVIEWED BY ROBBIE			
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
19443	N/A	0	03/24/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/0563	4/22/2024	QC	U	I	11	100
GRANTOR: RAKER LOWELL D JR						
GRANTEE: BROWN LANA						
0232/0397	5/10/1994	WD	Q	V		16,666
GRANTOR: DURAL RAKER						
GRANTEE: LOWELL RAKER JR						

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	0700	PORT BLDG	0	100	20	12		8.00	100	2008	2008	3	70	1,344	
2	0375	WOOD WALK	0	100	30	4	SF	15.00	100	2008	2008	3	34	612	

BLD DATE	08/10/2020	RTL	LGL DATE	
XF DATE	08/10/2020	RTL	LAND DATE	08/10/2020
INC DATE			AG DATE	

1091 LONNIE RAKER LN, CRAWFORDVILLE

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=1995;ORIG=-2,0] W28 W20 S14 E33 E15 N14 \$														
UOP=[YR=2024;ORIG=-46,-16] E16 S16 W16 N16 \$														
UOP=[YR=2024;ORIG=-50,14] S8 E56 N22 W8 S14 W48 \$														

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	100			0.00	0.00	9.45	AC		1.00	1.00	1.00	7,500.00	7,500.00	70,875							