

WALKERS CROSSING
 LOT 23
 OR 121 P 800 OR 276 P 186

QUINONEZ HUGO JOSE/QUINONEZ ROCHELLY
 3312 16TH ST W
 LEHIGH ACRES, FL 33971

2024

08-3S-01W-208-04334-023

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	70
Interior Floo	14	CARPET	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Condition Adj	13	GOOD	100
Quality	03	AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	208.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	1996
DCK	192	10	2002
DCK	240	10	2008
TOTALS	2,268		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0200	02	1,879	127.5350	89.27	167,738	1996	2015	0	0	16.00	84.00																	
1 MOBILE HOM 0% - 2023 Heated Area: 1836 HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>04/26/2018</th> <th>RTTP</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>04/26/2018</th> <th>RTTP</th> <th>LAND DATE</th> <th>04/26/2018</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	04/26/2018	RTTP	LGL DATE		XF DATE	04/26/2018	RTTP	LAND DATE	04/26/2018	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				140,900	
TOTAL MARKET OB/XF VALUE				2,438	
TOTAL LAND VALUE - MARKET				17,000	
TOTAL MARKET VALUE				160,338	
SOH/AGL Deduction				20,037	
ASSESSED VALUE				140,301	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				140,301	
TOTAL JUST VALUE				160,338	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				127,546	
COA PER NCOA REPORT					
SALES CH					
NEEDS TO FILE HX					
ADDITNL OWNER TO CONTINUE HX. VELMA MCLENDON					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
19000540	REROOF-CO	0	11/07/2019		
026097	MECH	0	01/18/2000		
020880	N/A	0	04/25/1996		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1249/0540	1/28/2022	WD Q	I	01	154,900
GRANTOR: WARREN NANCY M					
GRANTEE: QUINONEZ HUGO JOSE					
0930/0200	12/30/2013	WD U	I	12	38,900
GRANTOR: GULF WINDS FEDERAL CU					
GRANTEE: WARREN NANCY M & MC					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1996] W10 DCK=[YR=2002] N12 W16 S12 E16\$ W58 S27 E12 DCK=[YR=2008] S10 E24 N10 W24\$ E56 N27\$.					

EXTRA FEATURES														29 CHANCE CT, CRAWFORDVILLE			
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	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	2001	2001	3	58	1,102	
2	0700	PORT BLDG	0	0	8	10	80.00	SF	8.00	8.00	100	2001	2001	3	58	371	
3	0625	PORT WD UT	0	0	20	12	240.00	SF	6.00	6.00	100	2015	2015	3	67	965	
TOTAL OB/XF																2,438	

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	000201	C	MH	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	17,000.00	17,000.00	17,000							