

12-5S-3W INDIAN SUMMER SUBD
TRACT 91A W 1/2
OR 32 P 865 OR 112 P 129-131

QUASNEY LEONARD N/QUASNEY PATRICIA D
62 CHEYENNE DR
SOPCHOPPY, FL 32358

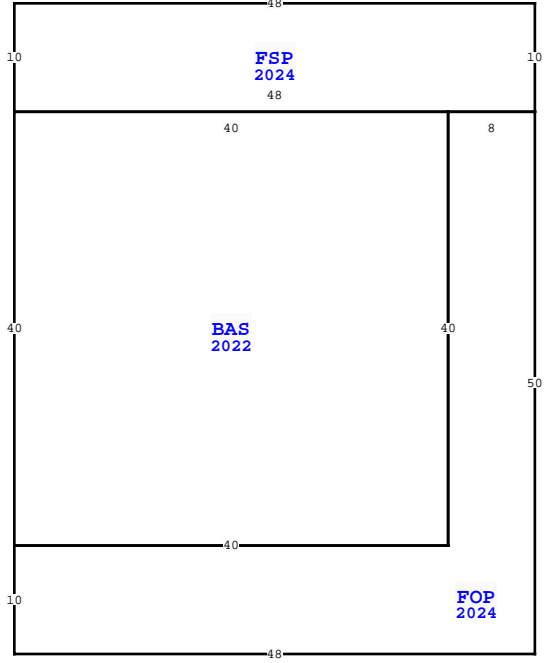
2024

12-5S-03W-063-00810-000



ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		80	
Interior Wall	06	CUST	PANEL	20	
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	5	MKT AREA		01	
NEIGHBORHOOD/LOC	63.00			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2022	1,600	172,149
FOP	800	30	2024	240	25,822
FSP	480	55	2024	264	28,405
TOTALS	2,880			2,104	226,376

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 1600						HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			226,376
TOTAL MARKET OB/XF VALUE			13,976
TOTAL LAND VALUE - MARKET			37,500
TOTAL MARKET VALUE			277,852
SOH/AGL Deduction			131,043
ASSESSED VALUE			146,809
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			96,809
TOTAL JUST VALUE			277,852
NCON VALUE			42,897
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,712
MM PRMT CK 6/26/23 - CH BLD COMP, PU XFOBS CC 3/			
ADDRESS CLEAN UP - MV TO LN 1			
PORT FROM MONROE QUASNEY			
MAILING ADDR CHANGED PER OWNER COA FORM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-001040	POLE BARN-CC	0	10/25/2022
19001311	SFD-CO	0	09/23/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1275/0124	7/11/2022	LD	U	V	30	100
GRANTOR: QUASNEY LEONARD N & P						
GRANTEE: QUASNWY LEONARD N &						
1060/0087	1/05/2018	WD	Q	V	01	28,000
GRANTOR: DUTROW TIMOTHY S						
GRANTEE: QUASNWY LEONARD N &						

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	0131	FIRE PLACE	0	100	0	0		1.00	UT	700.00	2022	2022	3	98	686	
2	0210	CONCRETE D	0	100	5	4		20.00	SF	6.00	2022	2022	3	97	116	
3	0620	WOOD UTL B	0	100	3	3		9.00	SF	6.00	2019	2019	3	85	46	
4	0025	BARN, POLE	0	100	36	24		864.00	SF	12.50	2024	2023	AV	100	10,800	
5	0210	CONCRETE D	0	100	20	20		400.00	SF	6.00	2024	2022	AV	97	2,328	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/28/2019	MMJT

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2022;ORIG=-48,50] E40 N40 W40 S40 \$											
FSP=[YR=2024;ORIG=-48,10] E48 N10 W48 S10 \$											
FOP=[YR=2024;ORIG=-8,10] S40 W40 S10 E48 N50 W8 \$											

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	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							