

P-23-1-M-6
 FROM P.O.B.RUN N 03'W 53.27 FT
 THENCE S 83 E 215.07 FT THENCE

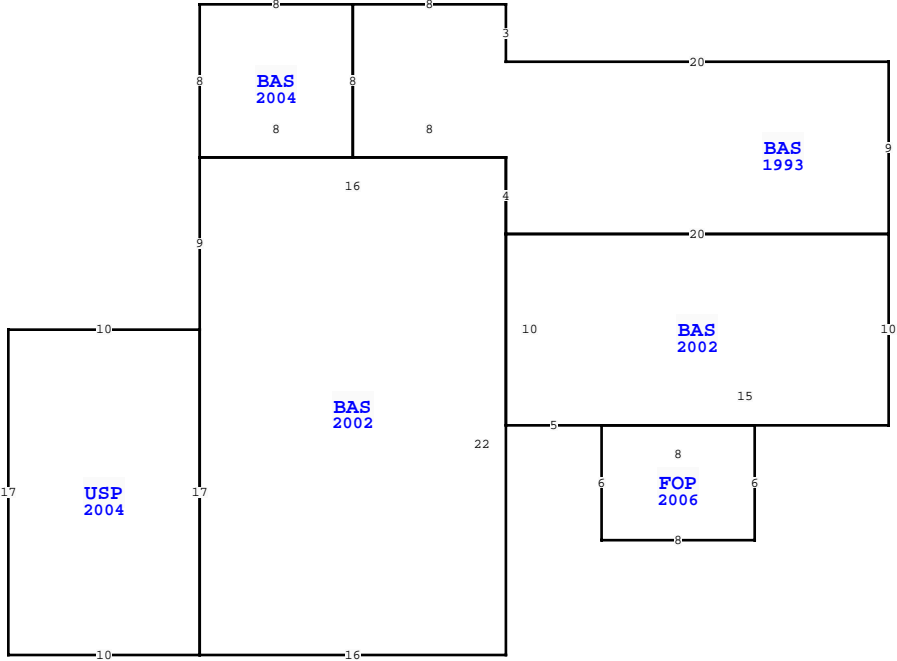
MERCHANT DEREK L/DOWLING DONNA L
 131 BELLAMY CIR
 PORT ST. JOE, FL 32456

2024

13-3S-05W-000-00049-001

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	03	MASONRY	100
Exterior Wall	08	WD ON PLY	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Bedrooms		2	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	13
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	244	100	1993
BAS	200	100	2002
BAS	416	100	2002
BAS	64	100	2004
FOP	48	30	2006
USP	170	40	2004
TOTALS	1,142		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,006	87.3450	82.98	83,478	1975	2000	0	0	23.00	77.00
1 SINGLE FAM 0% - 2024 Heated Area: 924 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		64,278	
TOTAL MARKET OB/XF VALUE		1,480	
TOTAL LAND VALUE - MARKET		29,000	
TOTAL MARKET VALUE		94,758	
SOH/AGL Deduction		0	
ASSESSED VALUE		94,758	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		94,758	
TOTAL JUST VALUE		94,758	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		62,150	
FR 5YR CK 8/21/23; CHG EXW & BATH			
FR 5YR CK NC			
2023 TRIM RTND, COA			
2021 SX RENEWAL COMPLETED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000751	MINI SPLIT		08/09/2024
OBN23-00052	Gas		10/31/2023
29682	ADDIT	0	12/20/2002
025093	DOCK	0	05/07/1999
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1332/0607	10/10/2023	WD Q	I 01
GRANTOR: KNOBLAUCH JOHN A			
GRANTEE: MERCHANT DEREK L &			
1064/0880	2/20/2018	WD Q	I 01
GRANTOR: HARBAUGH DAVID C			
GRANTEE: KNOBLAUCH JOHN A			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W20 N3 W8 BAS=[YR=2004] W8 S8 E8 N8\$ S8 E8 S4 E20 BAS=[YR=2002] W20 BAS=[YR=2002] N4 W16 S9 USP=[YR=2004] W10 S17 E10 N17\$ S17 E16 N22\$ S10 E5 FOP=[YR=2006] S6 E8 N6 W8\$ E15 N10\$ N9\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	BOATDOCK A	0	0	12	12		24.00	24.00	100	1999
2	0211	CONCRETE W	0	0	0	0	SF	6.00	6.00	100	2004
3	0375	WOOD WALK	0	0	16	4	SF	15.00	15.00	100	1999
4	0131	FIRE PLACE	0	0	0	0	UT	700.00	700.00	100	2011
5	0770	PUMP HOUSE	0	0	4	4	SF	5.00	5.00	100	2009
TOTALS											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	0			0.00	0.00	58.00	FF	1.00