

DOUIN PLANTATION
 LOT 4 OR 1035 P 535
 OR 1035 P 536 OR 1150 P 180

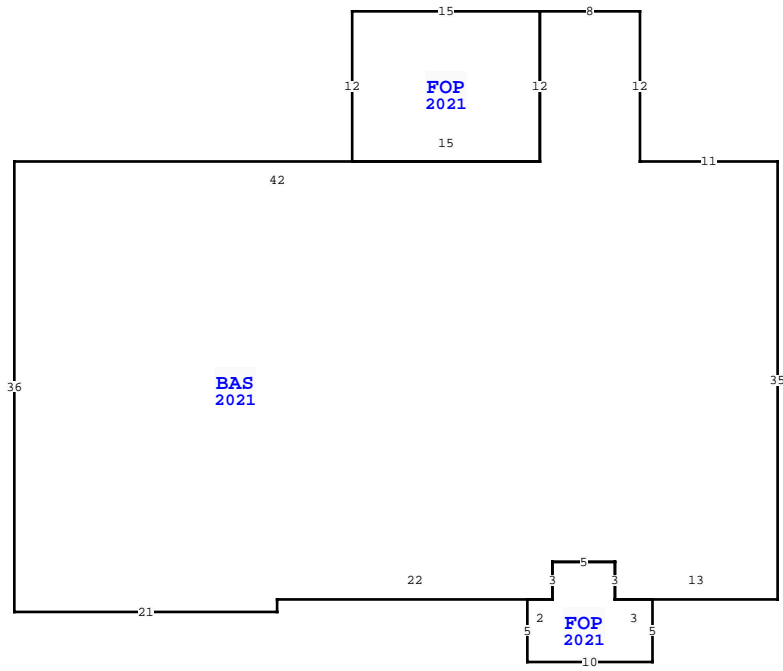
DOUIN KURSTIN J/JOHNSON SIDNEY
 35 JOSHIES WAY
 CRAWFORDVILLE, FL 32327-1686

2024

15-3S-01E-391-05170-L06

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	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				2.5	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	08	FAIR			
DOR CODE	5000	IMPRVD	AG RES		
MAP NUM	1	MKT AREA		01	
NEIGHBORHOOD/LOC	000			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100	2021	2,237	209,734
FOP	65	30	2021	20	1,875
FOP	180	30	2021	54	5,063
TOTALS	2,482			2,311	216,671

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,311	100.7100	95.67	221,093	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2237 HX Base Yr 2024													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				216,671	
TOTAL MARKET OB/XF VALUE				672	
TOTAL LAND VALUE - MARKET				110,100	
TOTAL MARKET VALUE				238,525	
SOH/AGL Deduction				0	
ASSESSED VALUE				238,525	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				188,525	
TOTAL JUST VALUE				327,443	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				234,579	
CORRECT LAND LINES					
2022 AG RENEWAL RECD					
PU NEW SFD, XFOB C/O 1/25/21					
COA PER NCOA REPORT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000602	SFD-CO	0	07/13/2020		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/0180	5/11/2020	QC	U	V	30	100
GRANTOR: DOUIN ROBERT J & KATH						
GRANTEE: DOUIN KURSTIN J & J						
1035/0536	5/03/2017	WD	Q	V	05	208,525
GRANTOR: THOMPSON JAMES J & HE						
GRANTEE: DOUIN ROBERT J & KA						

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	1.00	UT	700.00	700.00	100	2021	2021	3	96	672	

BLD DATE				MMJS		LGL DATE	
XF DATE				MMM		LAND DATE	
INC DATE						AG DATE	
02/04/2021							
02/04/2021							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2021] W11 N12 W8 S12 FOP=[YR=2021] N12 W15 S12 E15\$													
W42 S36 E21 N1 E22 N3 E5 S3 FOP=[YR=2021] N3 W5 S3 W2 S5 E10													
N5 W3\$ E13 N35\$.													

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	000110	C	SFR RURAL	100		AG	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0		AG	0.00	0.00	19.02	AC		1.00	1.00	1.00	325.00	325.00	6,182							