

CARMEN ROCIO SUBDV
 LOT 3 OR 556 P 279
 OR 627 P 26

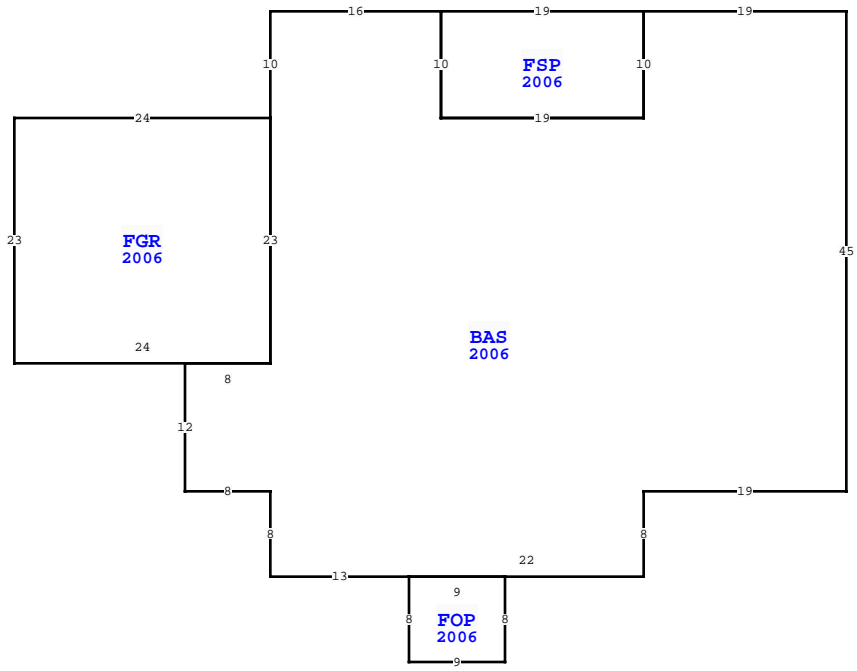
ROZAR JAMES A/ROZAR NELL E
 PO BOX 1155
 CRAWFORDVILLE, FL 32326

2024

16-3S-01E-316-05203-A03

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	02	CONCR SLAB	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	17	CB STUCCO	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	07	GOOD			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	09		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,616	100	2006	2,616	285,849
FGR	552	50	2006	276	30,158
FOP	72	30	2006	22	2,404
FSP	190	55	2006	104	11,364
TOTALS	3,430			3,018	329,776

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,018	138.5750	131.65	397,320	2006	2006	0	0	17.00	83.00
1 SINGLE FAM 100% - 2007 Heated Area: 2616 HX Base Yr 2007											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		329,776	
TOTAL MARKET OB/XF VALUE		14,706	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		374,482	
SOH/AGL Deduction		161,816	
ASSESSED VALUE		212,666	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		162,666	
TOTAL JUST VALUE		374,482	
NCON VALUE		8,900	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,229	
XFOB 0157 PU BY PRMT NO INSP LW			
JS 5 YR CK, PU XFOB.			
5 YR PRCL CH, N/C			
5 YR PRCL CH, PU FNDN & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00001	GENERATOR-CC \$985	0	02/03/2022
OBN21-00022	GAS-CC	0	08/12/2021
B15-000855	DOOR-CC	0	09/15/2015
2013315	MECH	0	05/21/2013
2006211	SFD/CO 7/19/6	0	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0667/0377	7/20/2006	WD Q	Q	I		363,000
GRANTOR: BEAM CONSTRUCTION & D						
GRANTEE: ROZAR JAMES A & NEL						
0627/0026	11/28/2005	WD Q	Q	V		49,900
GRANTOR: WAKULLA FOREST GENERA						
GRANTEE: BEAM CONSTRUCTION &						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858							
2	0210	CONCRETE D	0	100	0	2,814.00	SF	6.00	6.00	100	2006	2006	3	27	4,559							
3	0211	CONCRETE W	0	100	48	240.00	SF	6.00	6.00	100	2006	2006	3	27	389							
4	0625	PORT WD UT	0	100	16	176.00	SF	0.00	0.00	100	2012	2012	3	52	0							
5	0157	GENERATOR	0	100	0	1.00	UT	8,900.00	8,900.00	100	2024	2022		100	8,900							
TOTALS												3,430		3,018	329,776							

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		RR2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							