

WOODVILLE SOUTH PHASE II
 LOT 42
 OR 134 P 89 OR 202 P 472

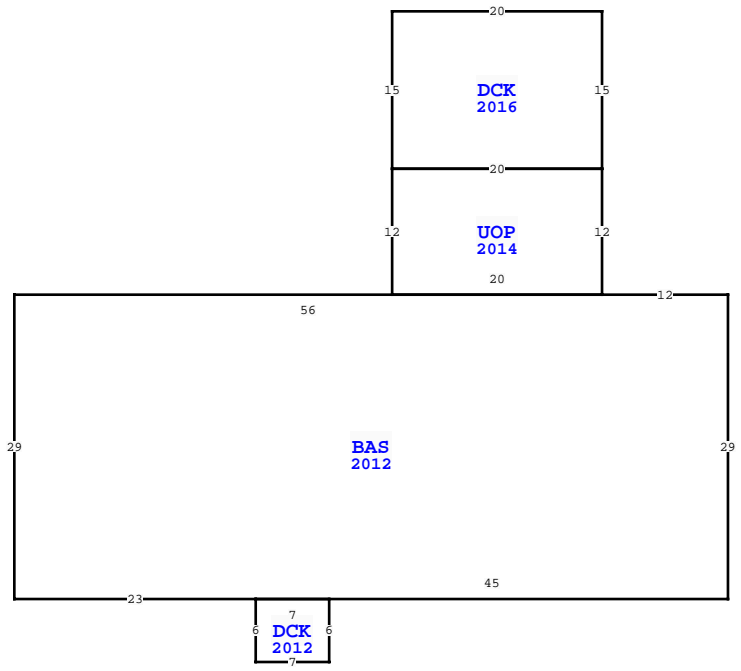
JOHNSTON CHRISTOPHER PATRICK
 232 J & K LN
 CRAWFORDVILLE, FL 32327

2024

20-2S-01E-207-04917-042

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 80				
11	CLAY TILE 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0150	SFR/DCA/MOD				
1	MKT AREA		09		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100	2012	1,972	162,468
DCK	42	10	2012	4	329
DCK	300	10	2016	30	2,472
UOP	240	20	2014	48	3,954
TOTALS	2,554			2,054	169,224

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/DCA/MO	100% - 2022		92.57	190,139	2012	2012	0	0	11.00	89.00
Heated Area: 1972						HX Base Yr 2022					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		169,224	
TOTAL MARKET OB/XF VALUE		6,289	
TOTAL LAND VALUE - MARKET		41,600	
TOTAL MARKET VALUE		217,113	
SOH/AGL Deduction		0	
ASSESSED VALUE		217,113	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		167,113	
TOTAL JUST VALUE		217,113	
NCON VALUE		1,018	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,740	
FR 5YR CK PU XFOB 12/8/2023			
FR LEFT DOOR HANGER			
PU XFOB LN 1-6, PU CORR TRAV			
5 YR PRCL CH, CORR PRCL & BLDG CODES TO DCA,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012556	DCA-CO	0	08/20/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/0499	2/25/2020	WD	U	I	12	137,000
GRANTOR: LAKEVIEW LOAN SERVICI						
GRANTEE: JOHNSTON CHRISTOPHE						
1137/0688	1/16/2020	CT	U	I	18	100
GRANTOR: WAKULLA CLERK OF COUR						
GRANTEE: LAKEVIEW LOAN SERVI						

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	0055	PORTABLE C	0	100	20	18			360.00	SF	3.00	2014	2014	3	62	670
2	0955	PRIVACY FE	0	100	0	0			56.00	LF	15.00	2014	2014	3	79	664
3	0940	OPEN SHED	0	100	11	10			110.00	SF	4.00	2014	2014	3	62	273
4	0940	OPEN SHED	0	100	26	11			286.00	SF	4.00	2014	2014	3	62	709
5	0630	METAL UTL	0	100	11	8			88.00	SF	8.00	2014	2014	3	62	436
6	0700	PORT BLDG	0	100	32	12			384.00	SF	8.00	2014	2014	3	82	2,519
7	0940	OPEN SHED	0	100	11	26			286.00	SF	4.00	2024	2020	AV	89	1,018

BUILDING NOTES			
BLD DATE 05/11/2018 MMSR LGL DATE 05/11/2018 RTSR			
XF DATE 05/11/2018 RTSR			
INC DATE			
AG DATE			
05/11/2018 RTSR			

BUILDING DIMENSIONS														
BAS=[YR=2012] W12 UOP=[YR=2014] N12 DCK=[YR=2016] N15 W20 S15 E20\$ W20 S12 E20\$ W56 S29 E23 DCK=[YR=2012] S6 E7 N6 W7\$ E45 N29\$.														

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	DPTH 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	100			0.00	0.00	6.40	AC		1.00	1.00	1.00	6,500.00	6,500.00	41,600							