

MOCKINGBIRD HILL SUB LOT 9
OR 77 P 117 OR 170 P 438
OR 172 P 848 OR 208 P 747

THURMAN JOHN MATTHEW/MILLS PENELOPE JANE ETAL
7617 NARCOOSSE RD
ORLANDO, FL 32822

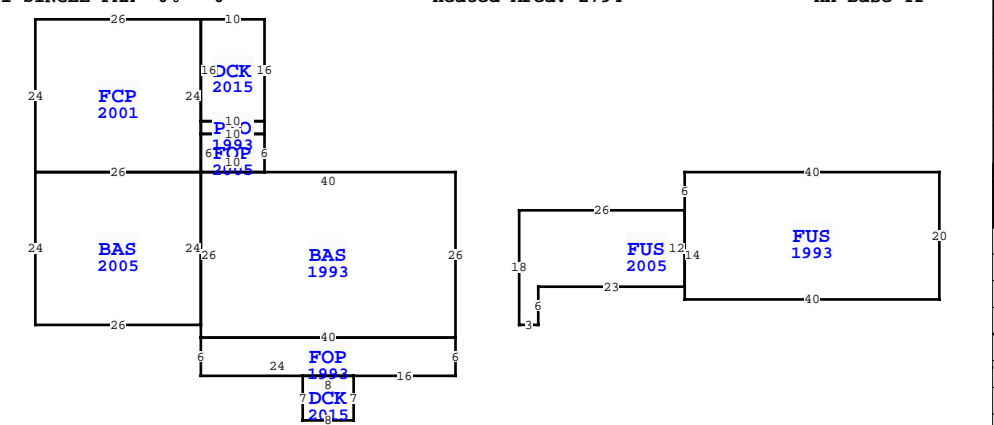
2024

22-2S-01W-190-03948-A09



ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	08	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,063	101.8000	96.71	296,223	1991	1996		0	0	27.00	73.00	



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA 11			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	73,422
BAS	624	100	2005	624	44,053
DCK	56	10	2015	6	423
DCK	160	10	2015	16	1,129
FCP	624	25	2001	156	11,014
FOP	240	30	1993	72	5,083
FOP	60	30	2005	18	1,271
FUS	800	100	1993	800	56,479
FUS	330	100	2005	330	23,297
PTO	20	5	1993	1	71
TOTALS	3,954			3,063	216,243

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	0955	PRIVACY FE	0	0	0	340.00	LF	15.00	15.00	100	1994	1994	3	0	0	
2	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
3	0940	OPEN SHED	0	0	21	504.00	SF	4.00	4.00	100	2000	2000	3	20	403	

LAND DESCRIPTION		TOTAL OB/XF 1,053																						
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	0			238.00	182.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

BLD DATE				XF DATE				INC DATE				LGL DATE				LAND DATE			
09/21/2017				09/21/2017								09/21/2017				RTSR			

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	216,243			
TOTAL MARKET OB/XF VALUE	1,053			
TOTAL LAND VALUE - MARKET	12,000			
TOTAL MARKET VALUE	229,296			
SOH/AGL Deduction	0			
ASSESSED VALUE	229,296			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	229,296			
TOTAL JUST VALUE	229,296			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	232,271			

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1098/0842	1/29/2019	WD Q	I 01	234,900

GRANTOR: JENNISON JAMES PHILLP					
GRANTEE: THURMAN JOHN MATTHE					
0989/0447	1/15/2016	WD Q	I 01	215,000	
GRANTOR: HODGES JAMES N & CARO					
GRANTEE: JENNISON JAMES PHIL					

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W40 FOP=[YR=2005] E10 N6 W10 PTO=[YR=1993] E10 N2 W10 DCK=[YR=2015] E10 N16 W10 S16\$ S2\$ S6\$ FCP=[YR=2001] N24 W26 S24 E26\$ BAS=[YR=2005] W26 S24 E26 N24\$ S26 E40 POP=[YR=1993] W40 S6 E24 DCK=[YR=2015] W8 S7 E8 N7 \$ E16 N6\$ PTR=E10 N2 FUS=[YR=2005] E3 N6 E23 N12 FUS=[YR=1993] S14 E40 N20 W40 S6\$ W26 S18\$ S2 W10\$ N26\$.