

TWIN LAKES ESTATES UNIT 1
 BLOCK B LOT 9
 OR 46 P 601 OR 537 P 14

KOWENSKI FAMILY LIVING TRUST
 8826 PRICHETT DR.
 HOUSTON, TX 77096

2024

23-5S-02W-123-02816-055



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
															VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 5,000 TOTAL MARKET VALUE 5,000 SOH/AGL Deduction 0 ASSESSED VALUE 5,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,000 TOTAL JUST VALUE 5,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 5,000 5 YR PRCL CHECK - N/C 5 YR PRCL CHECK - N/C 5 YR PRCL CH - CHG LAND CODE TO 0133 LAKE SALE PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0830/0386 7/12/2010 WD U V 30 10,000 GRANTOR: KOWENSKI EUGENE & LIS GRANTEE: KOWENSKI FAMILY LIV 0593/0253 5/13/2005 WD Q V 02 36,500 GRANTOR: VAUGHN GRANTEE: KOWENSKI BUILDING NOTES BUILDING DIMENSIONS														
DOR CODE		0000		VACANT RESIDENTIAL																									
MAP NUM		4		MKT AREA		04																							
NEIGHBORHOOD/LOC		000		1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																													
EXTRA FEATURES															JER-BE-LOU CIR, PANACEA														
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													
															BLD DATE 04/03/2019 MMTF LGL DATE 04/03/2019 MMTF XF DATE INC DATE														
LAND DESCRIPTION															TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000133	C	SFR LAKE	0			120.00	205.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000												
REVIEW DATE 04/03/2019 BY MMTF Total Acres: 0.56 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 05/06/2026 BY SYS																													