

P-44-1-M-65
 THE EAST 145 FT OF LAND OWNED
 BY STEPHEN KAHN BEING 145 X

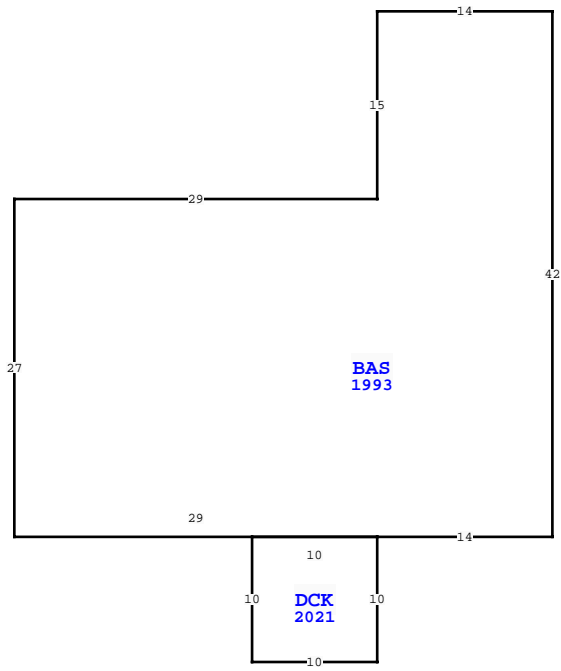
BARONE SELINA MARIA/HINOJOSA MICHAEL JAMES
 711 BOB MILLER RD
 CRAWFORDVILLE, FL 32327

2024

24-2S-01W-000-04011-001


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
03	MASONRY 100				
15	CONC BLOCK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	09			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1993	1,371	134,268
DCK	100	10	2021	10	980
TOTALS	1,471			1,381	135,246

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,381	112.0500	106.45	147,007	1979	2015	0	0	8.00	92.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1371 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,246
TOTAL MARKET OB/XF VALUE			514
TOTAL LAND VALUE - MARKET			17,500
TOTAL MARKET VALUE			153,260
SOH/AGL Deduction			0
ASSESSED VALUE			153,260
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			153,260
TOTAL JUST VALUE			153,260
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,728
LN 9, DEL XFOB LN 1 & 4			
5 YR PRCL CH, REINSTATE DEL BLDG, DEL PU XFOB			
COA PER ACCURINT C/O GREGORY THOMPSON			
2020 TRIM RETURN UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00032	REPL 200 AMP METE	0	11/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/0310	5/11/2022	WD Q	Q	I	01	220,000
GRANTOR: SWELL REAL ESTATE INV						
GRANTEE: BARONE SELINA MARIA						
1197/0046	3/08/2021	WD Q	V		01	15,000
GRANTOR: THOMPSON GREG						
GRANTEE: SWELL REAL ESTATE I						

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
2	0770	PUMP HOUSE	0	0	0	36.00	SF	5.00	5.00	100	1980	1980	3	0	0	
3	0211	CONCRETE W	0	0	0	90.00	SF	6.00	6.00	100	1980	1980	3	20	108	
9	0210	CONCRETE D	0	0	26	338.00	SF	6.00	6.00	100	1985	1985	3	20	406	
TOTALS													514			

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	0			0.00	0.00	1.40	AC		1.00	1.00	1.25	10,000.00	12,500.00	17,500							