

LAKE ELLEN PROPER BLOCK C
 LOT 32 OR 62 P 38
 OR 78 P 349 OR 189 P 811

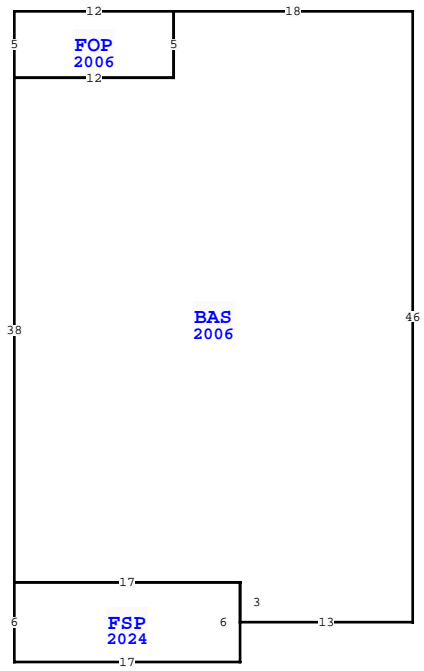
OUZTS LAURA D
 37 JOHN DAVID DRIVE
 CRAWFORDVILLE, FL 32327

2024

26-4S-02W-108-02183-032

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
11	CLAY TILE 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
5	MKT AREA		08		
108.00		1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	2006	1,269	131,701
FOP	60	30	2006	18	1,868
FSP	102	55	2024	56	5,812
TOTALS	1,431			1,343	139,381

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,343	105.3000	125.04	167,929	2006	2006	0	0	17.00	83.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1269 HX Base Yr 2021												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			139,381
TOTAL MARKET OB/XF VALUE			635
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			147,516
SOH/AGL Deduction			35,241
ASSESSED VALUE			112,275
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			62,275
TOTAL JUST VALUE			147,516
NCON VALUE			5,813
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,453
MM 5YR CK, CHG FLOR TO 14 & 7 AT 50%, CHG FOP TO F			
2021 HX APPLIED OUZTS			
5 YR PRCL CK, CHG QUAL			
5 YR PRCL CH, PU FNDN & FRME, PU XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006429	SFD - CO 9/21/6	0	03/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1154/0765	6/04/2020	WD Q	Q	I	01	110,000
GRANTOR: TRIFECTA PROPERTY MAN						
GRANTEE: OUZTS LAURA D						
0991/0235	2/03/2016	WD U	I		30	112,600
GRANTOR: RAINER FRANK P						
GRANTEE: TRIFECTA PROPERTY M						

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	0211	CONCRETE W	0	100	9	3			27.00	SF	6.00	2006	2006	3	27	44
2	0955	PRIVACY FE	0	100	0	0			48.00	LF	15.00	2006	2006	3	30	216
3	0955	PRIVACY FE	0	100	0	0			50.00	LF	15.00	2008	2008	3	50	375

BUILDING NOTES			
BLD DATE 04/12/2018 MMJT LGL DATE 04/12/2018 MMJT			
XF DATE 04/12/2018 MMJT LAND DATE 04/12/2018 MMJT			
INC DATE AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2006;ORIG=0,0] W18 S5 W12 S38 E17 S3 E13 N46 \$			
FOP=[YR=2006;ORIG=-18,0] W12 S5 E12 N5 \$			
FSP=[YR=2024;ORIG=-13,49] W17 N6 E17 S6 \$			

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							