

LAKE ELLEN PROPER
BLK E LOT 34 & S 1/2 OF 35
OR 31 P 533 & OR 47 P 734

ROSENKRANZ CURT ALAN/ROSENKRANZ AMLIX
45 HENRY STREET
CRAWFORDVILLE, FL 32327

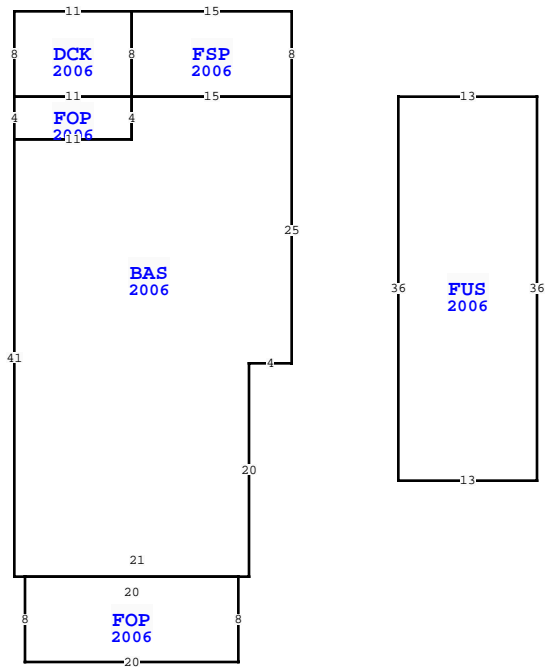
2024

26-4S-02W-108-02183-061



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	01	MINIMUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	09	PINE WOOD		50	
Interior Floor	14	CARPET		50	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				3 100	
Bathrooms				2 100	
Story Height				0 100	
Stories	2.			2. 100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		08	
NEIGHBORHOOD/LOC	108.00		1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,046	100	2006	1,046	118,559
DCK	88	10	2006	9	1,020
FOP	44	30	2006	13	1,473
FOP	160	30	2006	48	5,441
FSP	120	55	2006	66	7,481
FUS	468	100	2006	468	53,045
TOTALS	1,926			1,650	187,019

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,650	115.0000	136.56	225,324	2006	2006	0	0	17.00	83.00	
1 SINGLE FAM			100% - 2012	Heated Area: 1514			HX Base Yr 2012					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			187,019
TOTAL MARKET OB/XF VALUE			2,700
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			197,219
SOH/AGL Deduction			96,869
ASSESSED VALUE			100,350
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			50,350
TOTAL JUST VALUE			197,219
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,273
MM 5YR CK 6/13/23; DEMO XFOB			
5 YR PRCL CK, N/C			
CONSISTENCY			
5 YR PRCL CH, PU FNDN & FRME, CHG QUAL FOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051633	SFD - CO 9/28/6	0	10/10/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0805/0838	9/11/2009	WD Q	Q	I	01	119,400
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: ROSENKRANZ CURT ALA						
0793/0281	5/06/2009	CT U	I	18		100
GRANTOR: WHYTE JAMES MITCHELL						
GRANTEE: HSBC MORTGAGE 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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	
3	0955	PRIVACY FE	0	100	0	257.00	LF	15.00	15.00	100	2006	2006	3	30	1,157	
4	0080	4' CHAINLI	0	100	0	135.00	LF	13.00	13.00	100	2006	2006	3	27	474	
5	0700	PORT BLDG	0	100	12	40.00	SF	8.00	8.00	100	2006	2006	3	66	211	

BUILDING NOTES			
BLD DATE 04/11/2018 MMJT LGL DATE 04/11/2018 MMJT			
XF DATE 04/11/2018 MMJT LAND DATE 04/11/2018 MMJT			
INC DATE AG DATE			

BUILDING DIMENSIONS												
FSP=[YR=2006] W15 DCK=[YR=2006] W11 S8 E11 N8\$ S8 E15												
BAS=[YR=2006] W15 FOP=[YR=2006] S4 W11 N4 E11\$ S4 W11 S41												
E1 FOP=[YR=2006] S8 E20 N8 W20\$ E21 N20 E4 N25\$												
PTR=[YR=2006] E10 FUS=[YR=2006] S36 E13 N36 W13\$ W10\$ N8\$.												

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								