

OAK PARK SUBDIVISION
 LOTS 9, 10, 11,12,13,& 14
 OR 198 P 15 & OR 296 P 444

BEAN LANA M/BEAN HOWARD D
 1799 SOUTHWEST 155 PLACE RD
 OCALA, FL 34473

2024

26-4S-03W-174-00423-A10



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	04	PILE WOOD	100			
Frame	02	WOOD FRAME	100			
Exterior Wall	30	VINYL	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	14	CARPET	100			
Heating Type	04	AIR DUCTED	100			
Air Condition	03	CENTRAL	100			
Bedrooms		3	100			
Bathrooms		1	100			
Story Height		0	100			
Stories	1.	1.	100			
Units		0	100			
Quality	08	FAIR				
DOR CODE	0100	SINGLE FAMILY				
MAP NUM	5	MKT AREA	02			
NEIGHBORHOOD/LOC	174.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	960	100	1988	960	64,121	
DCK	140	10	1993	14	935	
FSP	192	55	2004	106	7,080	
PCP	1,152	10	1988	115	7,681	
TOTALS	2,444			1,195	79,817	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2006		126,694	1986	1986	0	0	37.00	63.00
Heated Area: 960 HX Base Yr 2006											
BLD DATE 10/04/2018 MMJT LGL DATE XF DATE 10/04/2018 MMJT LAND DATE 10/04/2018 MMJT INC DATE AG DATE											

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VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	79,817					
TOTAL MARKET OB/XF VALUE	906					
TOTAL LAND VALUE - MARKET	115,500					
TOTAL MARKET VALUE	196,223					
SOH/AGL Deduction	45,179					
ASSESSED VALUE	151,044					
TOTAL EXEMPTION VALUE	50,000			HX HB		
BASE TAXABLE VALUE	101,044					
TOTAL JUST VALUE	196,223					
NCON VALUE	0					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	152,714					
MM 5YR CK, CHG FLOORING TO 14, DEMO STR1993 DCK200						
5 YR PRCL CK, CHG QUAL.						
5YR PRCL CK, NC						
QUESTIONNAIRE RTN COMPLETE HX IS OK. ML RNWL						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2013665	MECH	0	09/23/2013			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0844/0281	1/20/2011	WD U	I	I	11	100
GRANTOR: BEAN LANA M & HOWARD						
GRANTEE: BEAN LANA M & HOWARD						
0296/0444	4/07/1997	WD U	I			100
GRANTOR: BEAN LANA M & HOWARD						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
PCP=[YR=1988;ORIG=10,0] S48 E24 N48 W24 \$						
BAS=[YR=1988;ORIG=-5,8] W24 S40 E24 N40 \$						
FSP=[YR=2004;ORIG=-5,0] W24 S8 E24 N8 \$						
DCK=[YR=1993;ORIG=0,0] W5 S28 E5 N28 \$						
PTR=[ORIG=0,0] E10 W10 \$						

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	0375	WOOD WALK	0	100	20	4			15.00	100	1988	1988	3	20	240	
2	0770	PUMP HOUSE	0	100	8	7	SF	5.00	5.00	100	1998	1998	3	0	0	
3	0350	BOATDOCK A	0	100	8	4	SF	24.00	24.00	100	1998	1998	3	20	154	
4	0700	PORT BLDG	0	100	10	10	SF	8.00	8.00	100	2005	2005	3	64	512	
TOTAL OB/XF 906																

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	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	21,000.00	21,000.00	21,000							
2	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.50	21,000.00	10,500.00	10,500							
3	000000	C	VAC RES	100			0.00	0.00	4.00	LT		1.00	1.00	1.00	21,000.00	21,000.00	84,000							