

P-7-7-M-9
 A TRACT LOCATED IN THE SE COR
 OF THE SE 1/4 OF SEC 30

WEBB BENNETT CHARLES
 165 CITRUS TREE LN
 LONGWOOD, FL 32750-3437

2024

32-3S-04W-000-00208-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	03	MASONRY	100
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		1.5	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	13
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,760	100	1972
BAS	330	100	2003
BAS	576	100	2003
FCP	462	25	1972
FOP	80	30	1972
FOP	176	30	2003
TOTALS	3,384		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,859	106.0500	100.75	288,044	1972	1987	0	0	36.00	64.00		
1 SINGLE FAM 0% - 0 Heated Area: 2666 HX Base Yr													

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				184,348		
TOTAL MARKET OB/XF VALUE				1,244		
TOTAL LAND VALUE - MARKET				150,075		
TOTAL MARKET VALUE				335,667		
SOH/AGL Deduction				97,855		
ASSESSED VALUE				237,812		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				237,812		
TOTAL JUST VALUE				335,667		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				291,339		
MM 5YR CK, CHG XFOB CODE 1/31/2023						
COMBINED 9900 ACREAGE INTO SFR						
2023 TRIM RETURNED COA						
5YR CK NC MM FROM DAILY REPORT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
025318	AC	0	06/17/1999			
024488	ADDIT	0	12/23/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0187/0656	1/31/1992	WD	U	V		85,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2003] W16 FOP=[YR=2003] W16 S11 E16 BAS=[YR=1972] W46 S10 W22 FCP=[YR=1972] E22 N21 BAS=[YR=2003] S11 E30 N11 W30\$ W22 S21\$ S23 E22 N4 E14 N5 E16 S5 FOP=[YR=1972] N5 W16 S5 E16\$ E16 N29\$ N11\$ S36 E16 N36\$.						

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	0140	FIRE PLACE	0	0	0	1.00	UT	1,900.00	1,900.00	100	1980	1980	3	20	380	
2	0030	BARN, POLE	0	0	24	480.00	SF	9.00	9.00	100	1991	1991	3	20	864	
3	0525	UTL BLD <1	0	0	10	100.00	SF	0.00	0.00	100	1990	1990	3	20	0	

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	DPHT 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	20.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	150,075							