

AUDUBON FOREST LOT 11
 OR 290 P 887 OR 385 P 810
 OR 385 P 811 OR 389 P 602

HARRIS ARTHUR O JR/HARRIS CAROL B
 900 OLD COMBEE RD
 LAKELAND, FL 33805-9508

2024

36-3S-02W-182-01763-011

ELEMENT		CD	BUILDING CHARACTERISTICS		
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	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	07	VYL	PLANK	80	
Interior Floor	11	CLAY	TILE	20	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms	3 100				
Bathrooms	2 100				
Story Height	0 100				
Stories	0 100				
Units	0 100				
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	182.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2000	1,740	160,454
FGR	440	50	2000	220	20,287
FOP	96	30	2000	29	2,674
FSP	288	55	2021	158	14,570
TOTALS	2,564			2,147	197,986

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2024		Heated Area: 1740		HX	Base Yr			

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		197,986		
TOTAL MARKET OB/XF VALUE		1,917		
TOTAL LAND VALUE - MARKET		45,000		
TOTAL MARKET VALUE		244,903		
SOH/AGL Deduction		0		
ASSESSED VALUE		244,903		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		244,903		
TOTAL JUST VALUE		244,903		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		247,469		
DENIAL NOTICE - FAILURE TO MAKE PROPERTY CLAIMED A				
H4 -MAILED QUESTIONNAIRE DUE TO TRIM RTND TO SENDE				
2023 TRIM RTND, COA.				
SUBAREA YR CORRECTED TO 2021 NEW CONST ISSUE				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN21-00020	SCRN ROOM INSTALL	0	09/13/2021	
19000276	REROOF-CO	0	05/17/2019	
026270	HSE	0	03/01/2000	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1216/0885	6/29/2021	WD Q	I 01	255,000
GRANTOR: VAN WINKLE ETHAN L &				
GRANTEE: HARRIS ARTHUR O JR				
1115/0750	6/28/2019	WD Q	I 01	197,500
GRANTOR: CROSS CARLOS & GLORIA				
GRANTEE: VAN WINKLE ETHAN L				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2000] W19 FSP=[YR=2021] N12 W24 S12 E24\$ W32 S36 E22				
FGR=[YR=2000] W22 S20 E22 N20\$ FOP=[YR=2000] E16 N6 W16 S6\$				
N6 E16 S6 E13 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	0210	CONCRETE D	0	0	84	16	SF	6.60	6.60	100	2000	2000	3	20	1,774	
2	0211	CONCRETE W	0	0	36	3	SF	6.60	6.60	100	2000	2000	3	20	143	

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	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							