

AUDUBON FOREST LOT 26  
 OR 290 P 887 OR 407 P 568  
 OR 428 P 219 OR 424 P 434

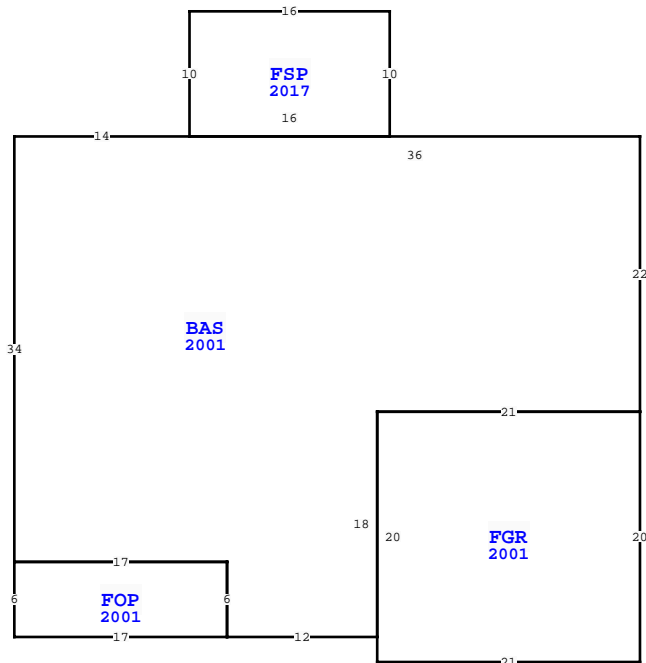
POPPELL KATHERINE MARY  
 199 DUNCAN DR  
 CRAWFORDVILLE, FL 32327

**2024**

36-3S-02W-182-01763-026  


| ELEMENT   |                  | BUILDING CHARACTERISTICS |      |              |                      |
|-----------|------------------|--------------------------|------|--------------|----------------------|
| CD        | CONSTRUCTION     |                          |      |              |                      |
| 02        | CONCR SLAB 100   |                          |      |              |                      |
| 02        | WOOD FRAME 100   |                          |      |              |                      |
| 05        | HARDIE BRD 100   |                          |      |              |                      |
| 03        | GABLE/HIP 100    |                          |      |              |                      |
| 03        | COMP SHNGL 100   |                          |      |              |                      |
| 05        | DRYWALL 100      |                          |      |              |                      |
| 07        | VYL PLANK 70     |                          |      |              |                      |
| 14        | CARPET 30        |                          |      |              |                      |
| 04        | AIR DUCTED 100   |                          |      |              |                      |
| 03        | CENTRAL 100      |                          |      |              |                      |
|           | 3 100            |                          |      |              |                      |
|           | 2 100            |                          |      |              |                      |
|           | 0 100            |                          |      |              |                      |
| 1.        | 1. 100           |                          |      |              |                      |
|           | 0 100            |                          |      |              |                      |
| 03        | AVERAGE          |                          |      |              |                      |
| 0100      | SINGLE FAMILY    |                          |      |              |                      |
| 5         | MKT AREA         | 10                       |      |              |                      |
| 182.00    | 1.10/            |                          |      |              |                      |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE              | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS       | 1,520            | 100                      | 2001 | 1,520        | 139,877              |
| FGR       | 420              | 50                       | 2001 | 210          | 19,325               |
| FOP       | 102              | 30                       | 2001 | 31           | 2,852                |
| FSP       | 160              | 55                       | 2017 | 88           | 8,098                |
| TOTALS    | 2,202            |                          |      | 1,849        | 170,153              |

| 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%      | - 2018      |                | 218,145        | 2001 | 2001 | 0    | 0    | 22.00 | 78.00  | Heated Area: 1520 HX Base Yr 2018 |  |



| WAKULLA COUNTY PROPERTY   |                |           |                    |            |
|---|----------------|-----------|--------------------|------------|
| VALUATION SUMMARY   |                |           | PAGE 1 of 1        |            |
| VALUATION BY  |                | STANDARD  |                    |            |
| Tax Group: 3  |                | Tax Dist: |                    |            |
| BUILDING MARKET VALUE   |                | 170,153   |                    |            |
| TOTAL MARKET OB/XF VALUE  |                | 2,398     |                    |            |
| TOTAL LAND VALUE - MARKET   |                | 45,000    |                    |            |
| TOTAL MARKET VALUE  |                | 217,551   |                    |            |
| SOH/AGL Deduction   |                | 85,596    |                    |            |
| ASSESSED VALUE  |                | 131,955   |                    |            |
| TOTAL EXEMPTION VALUE   |                | 50,000    |                    |            |
| BASE TAXABLE VALUE  |                | 81,955    |                    |            |
| TOTAL JUST VALUE  |                | 217,551   |                    |            |
| NCON VALUE  |                | 0         |                    |            |
| INCOME VALUE  |                |           |                    |            |
| PREVIOUS YEAR MKT VALUE   |                | 219,753   |                    |            |
| MM 5 YR CK, CH FLR, DEMO XFOB.  |                |           |                    |            |
| SOH PORTED FROM BREVARD/POPPELL/2018  |                |           |                    |            |
| TRAV  |                |           |                    |            |
| 5 YR PRCL CH, CORR CODE XFOB LN 4, PU CORR  |                |           |                    |            |
| PERMIT NUM  | DESCRIPTION    | AMT       | ISSUED             |            |
| 20000406  | RE-ROOF-CO     | 0         | 09/04/2020         |            |
| 20000111  | WINDOWS-CO     | 0         | 04/08/2020         |            |
| 17000830  | SCREEN ROOM-CO | 0         | 06/22/2017         |            |
| 17000606  | MECH           | 0         | 05/02/2017         |            |
| 027671  | SFD            | 0         | 04/18/2001         |            |
| SALES DATA  |                |           |                    |            |
| OFF RECORD Number   | DATE           | TYPE INST | Q / V / I / RSN CD | SALE PRICE |
| 1033/0524   | 5/05/2017      | CR U      | I 11               | 0          |
| GRANTOR: RAY ALLEN S & DENISE   |                |           |                    |            |
| GRANTEE: POPPELL KATHERINE M  |                |           |                    |            |
| 1032/0583   | 4/19/2017      | WD Q      | I 01               | 145,000    |
| GRANTOR: RAY ALLEN S & DENISE   |                |           |                    |            |
| GRANTEE: POPPELL KATHERINE M  |                |           |                    |            |
| BUILDING NOTES  |                |           |                    |            |
| BUILDING DIMENSIONS   |                |           |                    |            |
| BAS=[YR=2001] W36 FSP=[YR=2017] E16 N10 W16 S10\$ W14 S34 E17 FOP=[YR=2001] W17 S6 E17 N6\$ S6 E12 N18 E21 FGR=[YR=2001] W21 S20 E21 N20\$ N22\$. |                |           |                    |            |

| 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  | 0 100   | 53 | 16 | 848.00 | SF | 6.60     | 6.60           | 100       | 2001    | 2001        | 3 | 20     | 1,119           |       |
| 2              | 0140       | FIRE PLACE  | 0 100   | 0  | 0  | 1.00   | UT | 2,090.00 | 2,090.00       | 100       | 2001    | 2001        | 3 | 58     | 1,212           |       |
| 3              | 0955       | PRIVACY FE  | 0 100   | 0  | 0  | 260.00 | LF | 16.50    | 16.50          | 100       | 2002    | 2002        | 3 | 0      | 0               |       |
| 4              | 0211       | CONCRETE W  | 0 100   | 17 | 3  | 51.00  | SF | 6.60     | 6.60           | 100       | 2001    | 2001        | 3 | 20     | 67              |       |

| 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 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00        | 45,000.00  | 45,000.00      | 45,000     |                             |      |         |      |     |    |        |