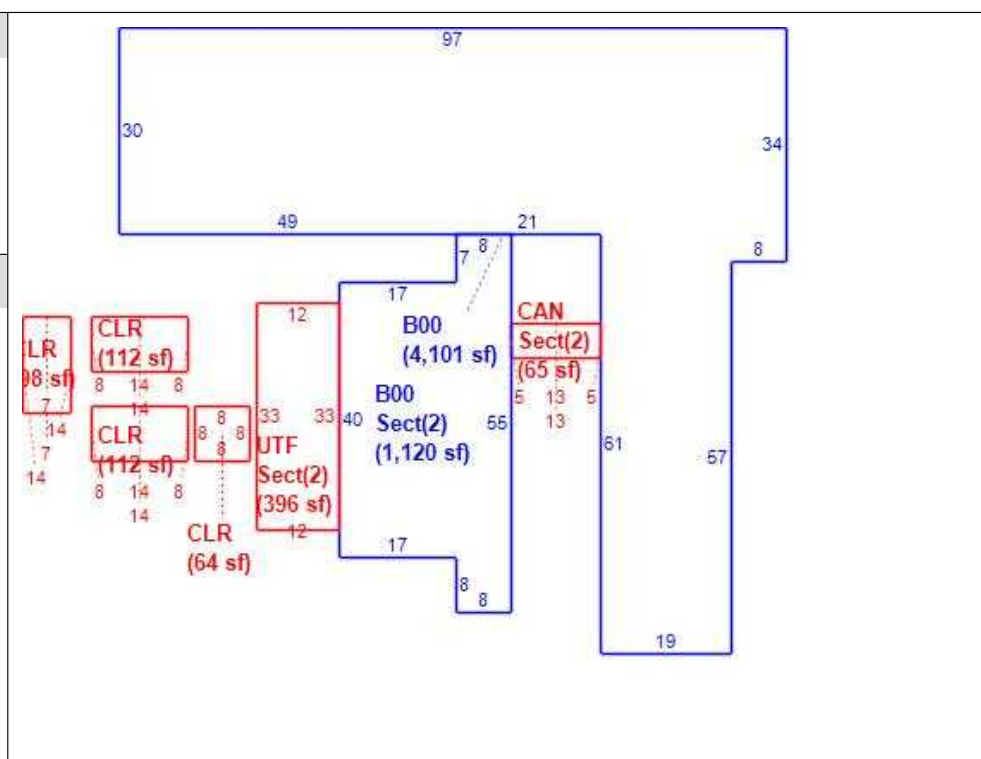


Parcel Owner Mailing	41-12-26-9200-0140-0010 JOHNSON DAVID + HELENA H/W PO BOX 355 POMONA PARK FL 32181	(VID 65476)
911 Description	765 3RD AV WELAKA 32193 WELAKA MB1 P51 BLK 14 LOTS 1 2, 3 6 7 8 (MAP SHEET 41/4)	
Parent Parcel		

Parcel Sales Data					
Book	Page	Instrument	Sale Date	QSCD	Price
1691	1906	WD	2022-11-29	02 I	780,000
1385	1030	WD	2014-08-04	01 I	340,200
1385	1028	WD	2014-08-04	01 I	340,200
1025	1656	WD	2005-04-01	00 I	170,000
0865	1648	WD	2001-08-13	00 I	78,000
0657	0476	AFFD	1994-09-01	V	

Outbuildings and Extra Features							
Line	Code	Units	Length	Width	Sq Ft	Rate	Value
1	DOPF-04C		3,300	1	3,300	6	9,900
2	DUTU-04C		24	12	288	6	1,300
3	DUTU-04C		20	12	240	6	1,080
4	060-03C	22				1,080	20,670
5	034-03C		976	1	976	4	3,400
6	001-03C		1,000	1	1,000	4	3,000
7	007-03C		280	1	280	2	550
Total:							39,900



Exemption	Amount	Remainder	Owner %	Applied To
Improvement Value	393,250	Use Code	02100	
OBXF Value	39,900	Improvements	1	
Land Value	97,440	Location	Town of Welaka	
Market Value	530,590	Total Acres	1.38	
Just Value CU	0	Zoning	GC	
Just Value CU	0	FLUM	WK	
Market Adjusted	530,590			

Parcel Value Breakdown			
Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value
County General	477,680	0	477,680
Fire MSTU	477,680	0	477,680
St Johns River WMD	477,680	0	477,680
Welaka	477,680	0	477,680
School	530,590	0	530,590
Visits	JWP 2024-05-22	JWP 2024-01-04	
Changes	jedw01 2024-08-21	jpal26 2024-05-22	

Primary Improvement									
Description	Comm Store	Title Year	Substructure	01 - Continuous	Cabinet & Mill	03 - Average			
Class	W	Dep Rate 1.25	Floor System	01 - Slab on Grade	Floor Finish	12 - Combo - Carpet-Vinyl			
Type		Year Built 1968	Exterior Walls	01 - Conc. Block/Board	Interior Finish	05 - Average Paneling			
Adj Base Rate	81.18	Eff Yr Built 1983	Height (Feet)	8	Paint & Decor	03 - Average			
Base Sq Ft	2,236	Obs Cond	Party Wall %		Plumbing Fixt	12			
% Good	48.75	Replace Cost 620,394	Sub Frame	05 - Wood Beam - Columns	Bath Tile	06 - None			
Quality	1.0	Dep Rep Cost 393,250	Roof Framing	06 - Wood Frame/Truss (COM)	Heating & Air	11 - Heat Pump			
		Functional Obs	Roof Cover	07 - Galv. Sheet - V Crimp	Electrical	03 - Average			
		Economic Obs	Bed / Bath	/ 2	Corners	16			

Improvement Area & Additions					
Desc	% Rate	Rate	Sq Ft	Cost	
B00	100	53.85	2,236	120,409	
B00	100	81.18	4,101	332,919	
B00	100	99.41	1,120	111,339	
CAN	20	19.88	65	1,292	
CLR	150	121.77	386	47,003	
UTF	80	79.53	396	31,513	
(More Additions on File)				Total Replacement Cost:	644,475

Land															
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	010	Commercial Front Feet	1	200	1	1.16		280	325	300.00	97,440	0	0	0	97,440
Total:											97,440	0	0	97,440	