

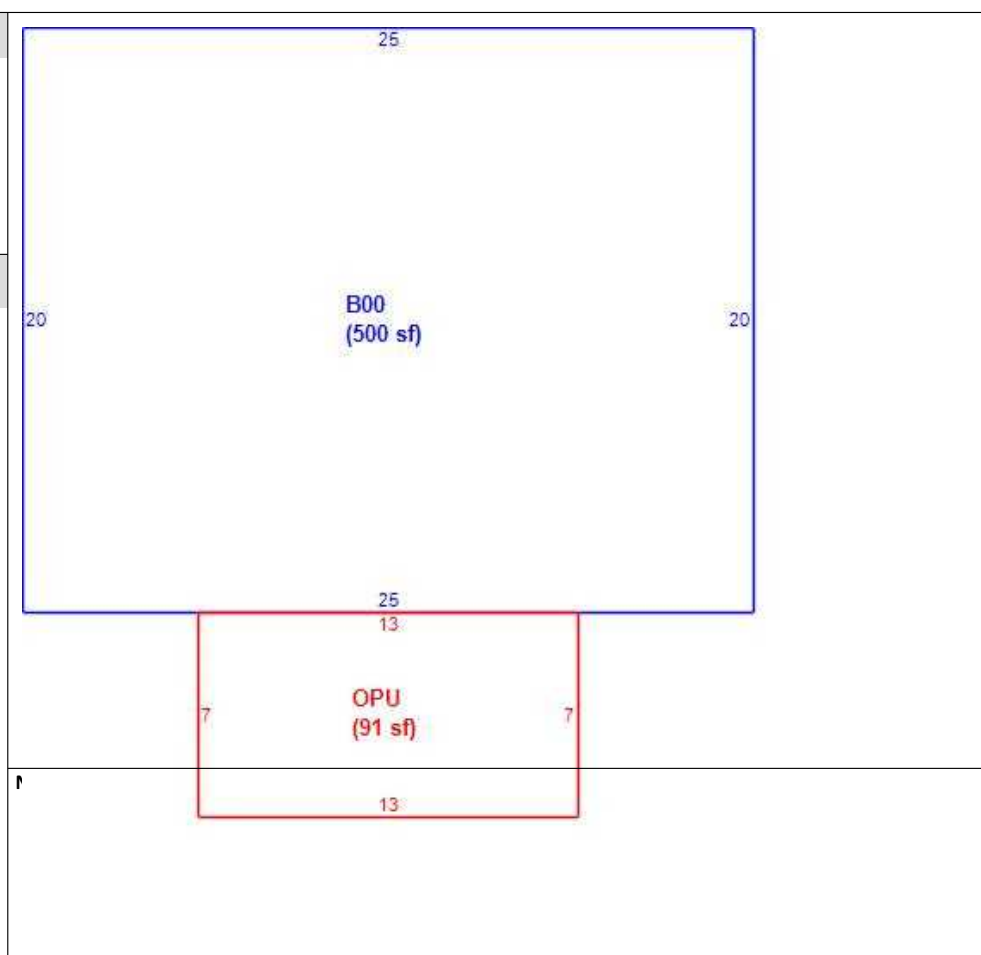
Parcel Owner Mailing	41-12-26-9200-0140-0040 JOHNSON DAVID + HELENA H/W PO BOX 355 POMONA PARK FL 32181	(VID 65477)
911 Description	201 OAK ST WELAKA 32193 WELAKA MB1 P51 BLK 14 LOTS 4 5, (MAP SHEET 41/4)	
Parent Parcel		

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	
1029	0040	WD	2005-04-20	00 I	75,000	
0848	0315	WD	2001-02-21	00 I	30,000	
0657	0476	AFFD	1994-09-01	V		

Outbuildings and Extra Features							
Line	Code	Units	Length	Width	Sq Ft	Rate	Value
1	012-01R	1					
Total: 0							

Exemption	Amount	Remainder	Owner %	Applied To
Improvement Value	35,240	Use Code	00100	
OBXF Value	0	Improvements	1	
Land Value	32,480	Location	Town of Welaka	
Market Value	67,720	Total Acres	0.46	
Just Value CU	0	Zoning	GC	
Just Value CU	0	FLUM	WK	
Market Adjusted	67,720			

Parcel Value Breakdown			
Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value
County General	44,840	0	44,840
Fire MSTU	44,840	0	44,840
St Johns River WMD	44,840	0	44,840
Welaka	44,840	0	44,840
School	67,720	0	67,720
Visits	RP 2024-12-02	RP 2023-12-18	
Changes	rpet30 2024-12-02	jedw01 2024-08-21	



Primary Improvement									
Description	Single Family	Dep Rate	1.25	Title Year	Substructure	02 - Piers	Cabinet & Mill	05 - None	Desc
Class	A	Year Built	1920	Title No.	Floor System	02 - Wood W/O Sub Floor	Floor Finish	05 - Pine/Soft Wood	B00
Type		Eff Yr Built	1995	Model	Exterior Walls	03 - Shingle / Wd Sd. - Avg.	Interior Finish	08 - Wood- Wall Board	OPU
Adj Base Rate	105.68	Obs Cond		RP No or Tag	Height (Feet)		Paint & Decor	03 - Average	
Base Sq Ft	500	Replace Cost	55,271	Length	Party Wall %		Plumbing Fixt	5.0	
% Good	63.75	Dep Rep Cost	35,240	Width	Sub Frame		Bath Tile	06 - None	
Quality	1.00	Functional Obs		Lot #	Roof Framing	03 - Gable/Hip (RES)	Heating & Air	16 - None	
		Economic Obs		Attachments	Roof Cover	13 - Pre Finished Metal	Electrical	03 - Average	
				Account	Bed / Bath	1.0 / 1.0	Corners	4.0	

Improvement Area & Additions				
Desc	% Rate	Rate	Sq Ft	Cost
B00	100	105.68	500	52,840
OPU	25	26.42	91	2,431
Total Replacement Cost:				55,271

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	100.00	32,480	0	0	0	32,480
Total:											32,480	0	0	32,480	