WAKULLA GARDENS UNIT 2
BLOCK 5 LOT 65
OR 5 P 571 OR 345 P 454

CARPENTER CHRISTOPHER L
48 CATAWBA TRL
CRAWFORDVILLE, FL 32327

2024

00-00-034-009-08344-000

BUILDING CHARACTERISTICS

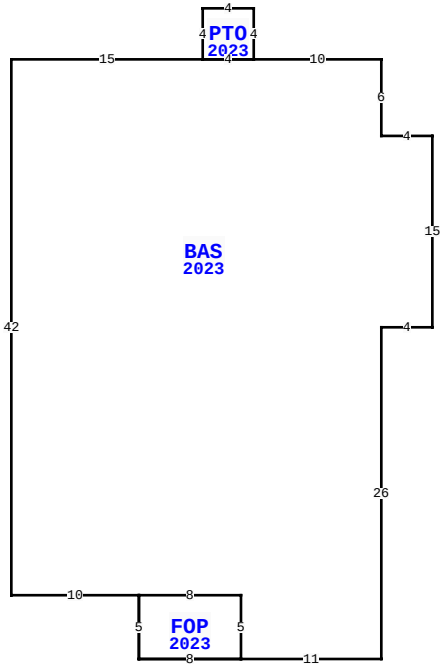
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 10
NEIGHBORHOOD/LOC	9.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,373	100	2023	1,373	179,671
FOP	40	30	2023	12	1,570
PTO	16	5	2023	1	131
TOTALS	1,429			1,386	181,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,386	110.2000	130.86	181,372	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2024 Heated Area: 1373 HX Base Yr



48 CATAWBA TRL, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/07/2009 JBHC
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	181,372
TOTAL MARKET OB/XF VALUE	4,056
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	193,428
SOH/AGL Deduction	0
ASSESSED VALUE	193,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,428
TOTAL JUST VALUE	193,428
NCON VALUE	185,428
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,000

FR - PU NCON & XFOBS. 03-30-2023
5 YR PRCL CH, N/C FRFR
2017 TRIMR RETURNED/UTF
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000838	SFD-CO	0	09/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/0079	4/12/2023	WD	Q	I	01	220,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: CARPENTER CHRISTOPH						
1271/0767	6/17/2022	WD	U	V	30	100
GRANTOR: POPPELL JAMES ESTATE						
GRANTEE: POPPELL BONNIE GARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-50,-10] S42 E10 S5 E8 E11 N26 E4 N15 W4 N6 W10 W4 W15 $
PTO=[YR=2023;ORIG=-35,-14] E4 S4 W4 N4 $
FOP=[YR=2023;ORIG=-40,32] E8 S5 W8 N5 $
.

EXTRA FEATURES

LN	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	0	0	616.00	SF	6.00	6.00	100	2024	2023	AV	100	3,696	
2	0211	CONCRETE W	0	0	15	4	60.00	SF	6.00	6.00	100	2024	2023	AV	100	360	

LAND DESCRIPTION

TOTAL OB/XF 4,056

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 03/30/2023 BY FRLA Total Acres: 0.11 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 04/29/2026 BY SYS