

LOT 55 HS P-6-M-13
A PARCEL OF LAND CONTAINING
7.61 AC

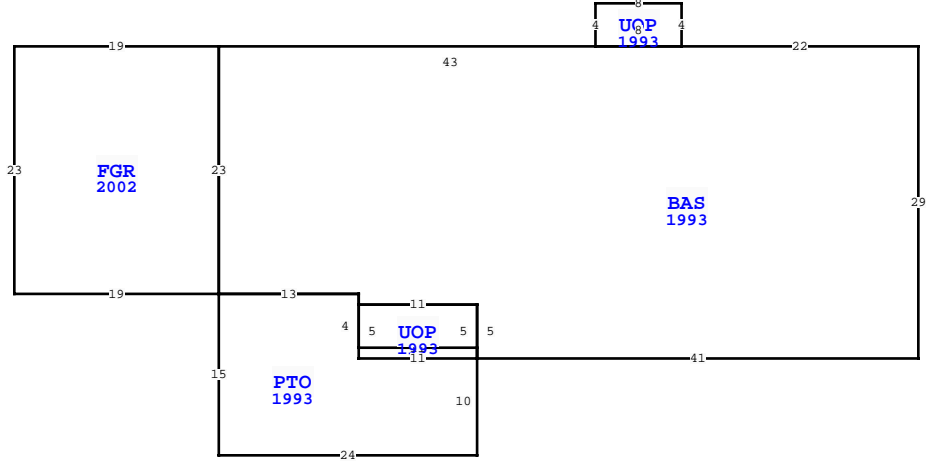
CARTER JEAN B/CARTER WAYNE
P.O. BOX 353
CRAWFORDVILLE, FL 32326

2024

00-00-055-000-09934-003

ELEMENT		CD	CONSTRUCTION		
Foundation	03		CONCR	STEM 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	02		WALL BD/WD	100	
Interior Floo	12		HARDWOOD	100	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms			3	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	08		FAIR		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	1		MKT AREA	10	
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1993	1,752	71,112
FGR	437	50	2002	218	8,848
PTO	305	5	1993	15	609
UOP	32	20	1993	6	243
UOP	55	20	1993	11	447
TOTALS	2,581			2,002	81,260

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%	- 2017		Heated Area: 1752					HX Base Yr 2017	



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 2	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			81,260	
TOTAL MARKET OB/XF VALUE			51,806	
TOTAL LAND VALUE - MARKET			40,550	
TOTAL MARKET VALUE			173,616	
SOH/AGL Deduction			31,338	
ASSESSED VALUE			142,278	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			92,278	
TOTAL JUST VALUE			173,616	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			177,009	
MM PRMT CK PU POOL +XFOBS, CC 6-28-22				
2022 AG REMOVED NO RETURN CARD				
CH LF XFOB # 7, PU XFOB #8 PER FR				
2021 AG RENEWAL RECD				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B22-000500	GAZEBO		05/25/2022	
OBN21-00035	IN-GROUND POOL-CC	0	02/28/2022	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1355/0762	4/15/2024	LD U	I 14	100
GRANTOR: CARTER JEAN B				
GRANTEE: PERKINS ROBERT ADAM				
1018/0482	5/10/2016	CR U	I 11	100
GRANTOR: CORLEY CARMEN D				
GRANTEE: CARTER JEAN B				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1993] W22 UOP=[YR=1993] N4 W8 S4 E8\$ W43 FGR=[YR=2002] W19 S23 E19 N23\$ S23 E13 S1 PTO=[YR=1993] N1 W13 S15 E24 N10 W11 N4\$ UOP=[YR=1993] S5 E11 N5 W11\$ E11 S5 E41 N29\$.				

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	11	7	234.00	SF	6.00	6.00	100	1993	1993	3	20	281	
2	0940	OPEN SHED	0	100	0	0	98.00	SF	4.00	4.00	100	1980	1980	3	20	78	
3	0940	OPEN SHED	0	100	0	0	240.00	SF	4.00	4.00	100	1980	1980	3	20	192	
4	0620	WOOD UTL B	0	100	16	32	512.00	SF	6.00	6.00	100	2001	2001	3	20	614	
5	0625	PORT WD UT	0	100	7	7	49.00	SF	6.00	6.00	100	1980	1980	3	20	59	
6	0080	4' CHAINLI	0	100	0	0	160.00	LF	13.00	13.00	100	2006	2006	3	27	562	
7	0080	4' CHAINLI	0	100	0	0	329.00	LF	13.00	13.00	100	2021	2021	3	93	3,978	
8	0080	4' CHAINLI	0	100	0	0	81.00	LF	13.00	13.00	100	2022	2022	3	97	1,021	
9	0209	CONCRETE P	0	100	0	0	1,286.00	SF	8.00	8.00	100	2022	2022	3	97	9,979	
10	0230	POOL, CONCR	0	100	32	16	512.00	SF	65.00	65.00	100	2022	2022	3	97	32,282	

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	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	009905	C	ACREAGE	100			0.00	0.00	6.61	AC		1.00	1.00	1.00	5,000.00	5,000.00	33,050							

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
										VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 81,260 TOTAL MARKET OB/XF VALUE 51,806 TOTAL LAND VALUE - MARKET 40,550 TOTAL MARKET VALUE 173,616 SOH/AGL Deduction 31,338 ASSESSED VALUE 142,278 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 92,278 TOTAL JUST VALUE 173,616 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 177,009										5 YR PRCL CH, PU SFD 2019 AG RENEWAL REC'D APPROVE AG FOR 2017 ADD HX FOR 2017									
DOR CODE 0100 SINGLE FAMILY MAP NUM 1 MKT AREA 10 NEIGHBORHOOD/LOC 000 1.00/										PERMIT NUM DESCRIPTION AMT ISSUED										SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1355/0762 4/15/2024 LD U I 14 100 GRANTOR: CARTER JEAN B GRANTEE: PERKINS ROBERT ADAM 1018/0482 5/10/2016 CR U I 11 100 GRANTOR: CORLEY CARMEN D GRANTEE: CARTER JEAN B									
TOTALS EXTRA FEATURES										BLD DATE 06/12/2020 RTSR LGL DATE XF DATE 10/11/2021 FRNM LAND DATE 10/11/2021 FRNM INC DATE										BUILDING NOTES									
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														
11	0740	UNFINISH O	0 100	16 16	256.00	SF	11.00	11.00	100	2022	2022	3	98	2,760															
LAND DESCRIPTION										TOTAL OB/XF 2,760										BUILDING DIMENSIONS									
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					
REVIEW DATE 07/11/2022 BY FRNM Total Acres: 7.61 Total Land Value: 40,550 Market: 0 Agricultural: 0 Common: 40,550 PRINTED 04/22/2026 BY SYS																													