

THE GROVE PHASE 2 LOT 11
 OR 561 P 753 OR 628 P 460
 OR 694 P 395 OR 875 P 95

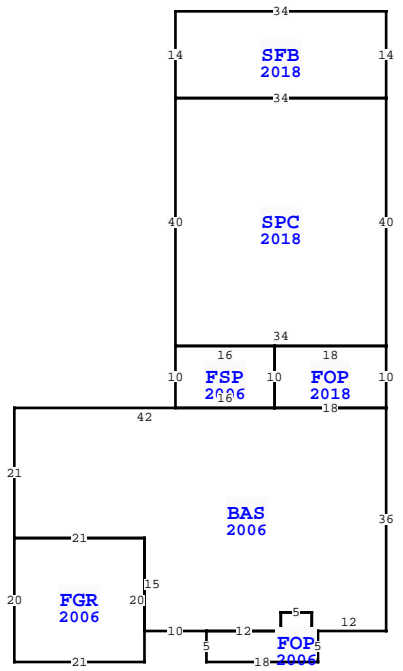
CARR CYNTHIA
 232 SAND PINE TRL
 CRAWFORDVILLE, FL 32327-4618

2024

00-00-056-307-09944-041

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	20	FACE	BRICK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
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	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	10		
NEIGHBORHOOD/LOC	307.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	2006	1,830	173,306
FGR	420	50	2006	210	19,888
FOP	105	30	2006	32	3,030
FOP	180	30	2018	54	5,114
FSP	160	55	2006	88	8,334
SFB	476	80	2018	381	36,082
SPC	1,360	20	2018	272	25,759
TOTALS	4,531			2,867	271,514

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,867	120.1000	114.10	327,125	2006	2006	0	0	17.00	83.00
1 SINGLE FAM 100% - 2017 Heated Area: 2211 HX Base Yr 2017											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		271,514	
TOTAL MARKET OB/XF VALUE		29,562	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		356,076	
SOH/AGL Deduction		79,440	
ASSESSED VALUE		276,636	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		226,636	
TOTAL JUST VALUE		356,076	
NCON VALUE		1,306	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,120	
FR 5YR CK; PU XFOB LH			
INFO, DO NOT NEED APP.			
2020. IF THEY ARE MARRIED, WE CAN UPDATE HER			
LIVE ON PROPERTY, IF SO, NEED TO LATE FILE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001692	SCREEN ENCLOSURE	0	01/16/2018
17001039	POOL HOUSE	0	11/07/2017
17001036	SWIMMING POOL-CO	0	08/24/2017
17000375	SHED/WORKSHOP - C	0	03/17/2017
20051964	SFD/CO - 6/6/6	0	12/06/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/0371	2/27/2023	QC	U	I	11	100
GRANTOR: RANEW BRUCE ALAN						
GRANTEE: CARR CYNTHIA						
1125/0877	9/25/2019	WD	U	I	30	100
GRANTOR: RANEW BRUCE ALAN						
GRANTEE: RANEW BRUCE ALAN &						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	
2	0210	CONCRETE D	0	100	0	1,785.00	SF	6.00	6.00	100	2006	2006	3	27	2,892	
3	0211	CONCRETE W	0	100	61	4	SF	6.00	6.00	100	2006	2006	3	27	395	
4	0955	PRIVACY FE	0	100	0	228.00	LF	15.00	15.00	100	2007	2007	3	40	1,368	
5	0625	PORT WD UT	0	100	11	32	SF	6.00	6.00	100	2017	2017	3	76	1,605	
6	0220	POOL VINYL	0	100	26	16	SF	60.00	60.00	100	2018	2018	3	80	19,968	
7	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2018	2018	3	90	1,170	
8	0940	OPEN SHED	0	100	12	34	SF	4.00	4.00	100	2024	2018	AV	80	1,306	
TOTALS												29,562				

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			291.00	300.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							