

THE GROVE PHASE 2 LOT 41
 OR 561 P 753 OR 628 P 460
 OR 694 P 395 OR 875 P 95

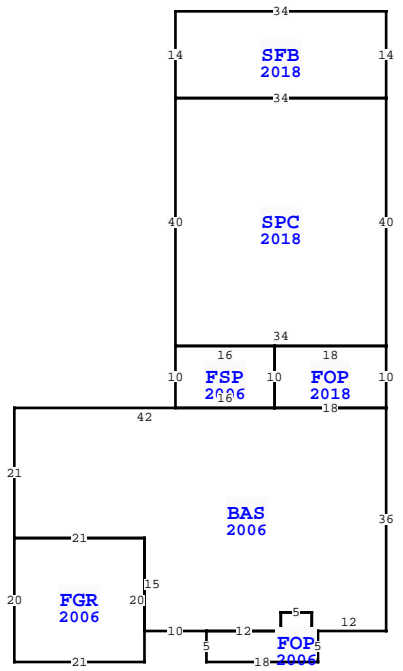
CARR CYNTHIA
 232 SAND PINE TRL
 CRAWFORDVILLE, FL 32327-4618

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 | Tax Group: 3 | Tax Dist: | STANDARD |
| 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 | 244.00 | 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 | 352.00 | SF | 6.00 | 6.00 | 100 | 2017 | 2017 | 3 | 76 | 1,605 | |
| 6 | 0220 | POOL VINYL | 0 | 100 | 26 | 416.00 | 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 | 408.00 | SF | 4.00 | 4.00 | 100 | 2024 | 2018 | AV | 80 | 1,306 | |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 29,562 | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | |
| SFB=[YR=2018] W34 S14 E34 SPC=[YR=2018] W34 S40 E34 | | | | | | | | | | | | | | | | | | | | | | | |
| FOP=[YR=2018] W18 S10 E18 BAS=[YR=2006] W18 SFP=[YR=2006] N10 | | | | | | | | | | | | | | | | | | | | | | | |
| W16 S10 E16\$ W42 S21 FGR=[YR=2006] S20 E21 N20 W21\$ E21 S15 | | | | | | | | | | | | | | | | | | | | | | | |
| E10 FOP=[YR=2006] S5 E18 N5 W1 N3 W5 S3 W12\$ E12 N3 E5 S3 E12 | | | | | | | | | | | | | | | | | | | | | | | |
| N36\$ N10 \$ N40\$ N14\$. | | | | | | | | | | | | | | | | | | | | | | | |