

GARDENS OF SARALAN PHASE I
 BLOCK A LOT 3 OR 703 P 137
 OR 924 P 312 OR 936 P 1

KINSEY LINDSEY/KINSEY ANDREW
 17 CAROUSEL CIR
 CRAWFORDVILLE, FL 32327

2024

00-00-057-350-09960-A03

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
350.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,641	100	2018	1,641	189,786
FGR	418	50	2018	209	24,172
FOP	100	30	2018	30	3,469
FSP	120	55	2018	66	7,633
PTO	350	5	2024	18	2,081
TOTALS	2,629			1,964	227,142

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,964	116.5000	121.74	239,097	2018	2018	0	0	5.00	95.00	
1 SINGLE FAM 100% - 2024 Heated Area: 1641 HX Base Yr 2024												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		227,142	
TOTAL MARKET OB/XF VALUE		11,224	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		288,366	
SOH/AGL Deduction		0	
ASSESSED VALUE		288,366	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		238,366	
TOTAL JUST VALUE		288,366	
NCON VALUE		2,082	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,504	
FR 5YR CK, PU NEW TRAV 3/9/23			
ADDRESS CLEAN UP - MV TO LN 1			
ADD HX FOR 2019 FOR BAILEY			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001686	SFD-CO	0	12/14/2017
15000248	ENCLOSURE	0	03/31/2015
15000037	ENCLOSURE	0	02/13/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/0819	1/25/2024	QC	U	I	11	100
GRANTOR: BARFIELD LINDSEY &						
GRANTEE: KINSEY LINDSEY & AN						
1314/0441	5/26/2023	WD	Q	I	01	336,000
GRANTOR: BAILEY MATTHEW T & CA						
GRANTEE: BARFIELD LINDSEY &						

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 0	1,433.00	SF	6.00	6.00	100	2018	2018	3	80	6,878	
2	0211	CONCRETE W	0	100 46	184.00	SF	6.00	6.00	100	2018	2018	3	80	883	
3	0955	PRIVACY FE	0	100 0	243.00	LF	15.00	15.00	100	2018	2018	3	95	3,463	

BUILDING NOTES			
BLD DATE 05/18/2018 FRSR LGL DATE 06/07/2021 TB			
XF DATE 05/18/2018 FRSR LGL DATE 06/07/2021 TB			
INC DATE			

BUILDING DIMENSIONS												
BAS=[YR=2018;ORIG=0,0] W25 W34 S31 E13 E20 N6 E9 S2 E11 N11 E6 N16 \$												
FGR=[YR=2018;ORIG=-26,31] S16 E20 N20 W11 N2 W9 S6 \$												
FSP=[YR=2018;ORIG=-25,0] N3 N7 W12 S10 E12 \$												
FOP=[YR=2018;ORIG=-46,31] S5 E20 N5 W20 \$												
PTO=[YR=2024;ORIG=0,-20] S20 W25 N10 E15 N10 E10 \$												

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	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								