GARDENS OF SARALAN PHASE I
BLOCK A LOT 8
OR 933 P 148 OR 979 P 18

MISIASZEK KATHY A/BOLTON CINDY E
49 CAROSUEL CIRCLE
CRAWFORDVILLE, FL 32327

2024

00-00-057-350-09960-A08

BUILDING CHARACTERISTICS

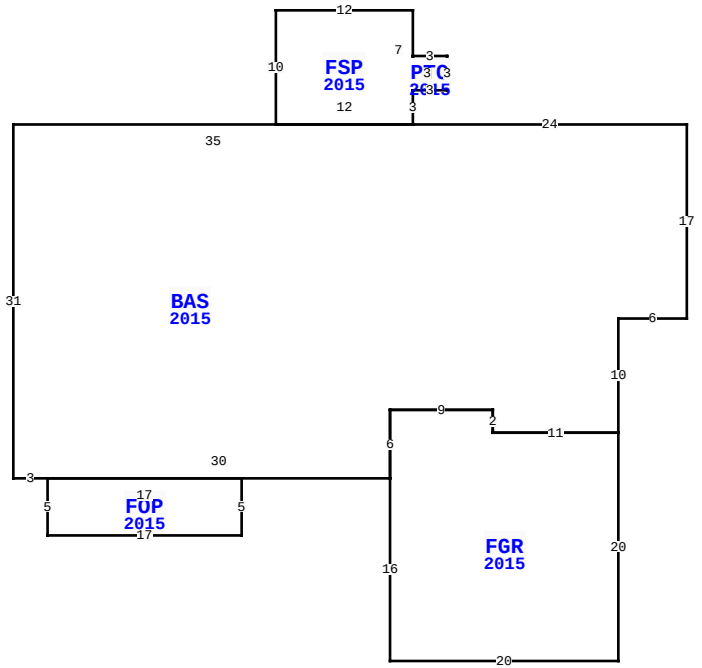
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
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	350.00	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	2015	1,647	184,466
FGR	418	50	2015	209	23,408
FOP	85	30	2015	26	2,912
FSP	120	55	2015	66	7,392
PTO	9	5	2015	0	0
TOTALS	2,279			1,948	218,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	116.5000	121.74	237,150	2015	2015	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2016 Heated Area: 1647 HX Base Yr 2016



49 CAROUSEL CIR, CRAWFORDVILLE

BLD DATE	06/27/2019	FRAK	LGL DATE		
XF DATE	06/27/2019	FRAK	LAND DATE	06/07/2021	TB
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	218,178
TOTAL MARKET OB/XF VALUE	8,833
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	277,011
SOH/AGL Deduction	88,647
ASSESSED VALUE	188,364
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	138,364
TOTAL JUST VALUE	277,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,951

5 YR PRCL CH, PU XFOB LN 3 & 4
ADD HX FOR 2016-KATHY MICIASZEK
ADD HX FOR 2016 - CINDY BOLTON
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000641	REPLACE HEAT PUMP		12/28/2023
OBN23-00054	SOLAR PANELS-CC		11/20/2023
20141011	SFD-CO	0	12/22/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0979/0018	8/14/2015	WD	Q	I	01	182,500
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: MISIASZEK KATHY A &						
0933/0148	2/13/2014	WD	U	V	39	400,000
GRANTOR: SPENCER DEVELOPMENT L						
GRANTEE: PAFFORD PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 FSP=[YR=2015] N3 PTO=[YR=2015] E3 N3 W3 S3$ N7 W12 S10 E12$ W35 S31 E3 FOP=[YR=2015] S5 E17 N5 W17$ E30 FGR=[YR=2015] S16 E20 N20 W11 N2 W9 S6$ N6 E9 S2 E11 N10 E6 N17$.

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	100	0	0	1,450.00	SF	6.00	6.00	100	2015	2015	3	67	5,829	
2	0211	CONCRETE W	0	100	56	4	224.00	SF	6.00	6.00	100	2015	2015	3	67	900	
3	0625	PORT WD UT	0	100	8	12	96.00	SF	6.00	6.00	100	2015	2015	3	67	386	
4	0955	PRIVACY FE	0	100	0	0	138.00	LF	15.00	15.00	100	2015	2015	3	83	1,718	
5	1450	SOLAR PANE	0	100	0	0	9.00	UT	0.00	0.00	100	2024	2023		100	0	

LAND DESCRIPTION

TOTAL OB/XF 8,833

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/27/2019 BY FRAK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/24/2026 BY SYS