GARDENS OF SARALAN PHASE I
BLOCK E LOT 21
OR 933 P 148

BROWN RUTH/KULAKOWSKI STEFAN
160 CAROUSEL CIR
CRAWFORDVILLE, FL 32327

2024

00-00-057-350-09960-E21

BUILDING CHARACTERISTICS

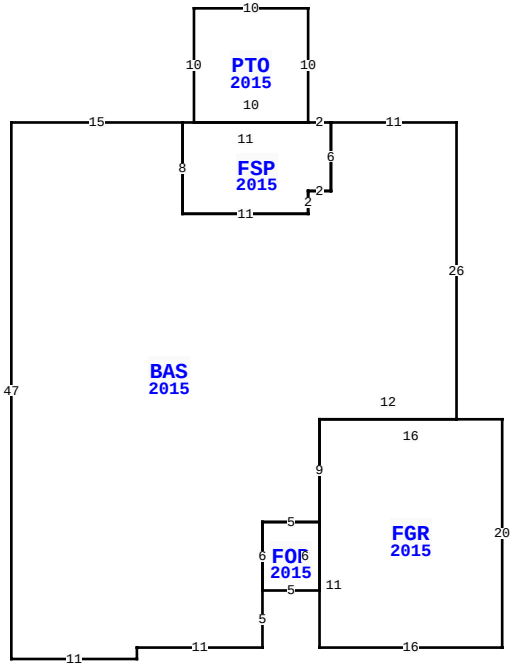
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Ceiling	09	9 FT 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,410	100	2015	1,410	156,974
FGR	320	50	2015	160	17,813
FOP	30	30	2015	9	1,002
FSP	100	55	2015	55	6,124
PTO	100	5	2015	5	557
TOTALS	1,960			1,639	182,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,639	115.8000	121.01	198,335	2015	2015	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2016 Heated Area: 1410 HX Base Yr 2016



160 CAROUSEL CIR, CRAWFORDVILLE

BLD DATE	07/11/2019	FRAK	LGL DATE	06/07/2021	TB
XF DATE	07/11/2019	FRAK	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,468
TOTAL MARKET OB/XF VALUE		6,335
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		228,803
SOH/AGL Deduction		80,215
ASSESSED VALUE		148,588
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		98,588
TOTAL JUST VALUE		228,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,418

5 YR PRCL CH, PU XFOB LN 3 & 4

PRCL:0:1: SOH PORTED FROM LEON FOR 2016/ BROWN, RU

5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-2

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000104	SFD-CO	0	02/27/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0970/0404	5/18/2015	WD	Q	I	01	153,500
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: BROWN RUTH & KULAKO						
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] W11 FSP=[YR=2015] W2 PTO=[YR=2015] N10 W10 S10 E10$ W11 S8 E11 N2 E2 N6$ S6 W2 S2 W11 N8 W15 S47 E11 N1 E11 N5 FOP=[YR=2015] E5 N6 W5 S6$ N6 E5 FGR=[YR=2015] S11 E16 N20 W16 S9$ N9 E12 N26$.

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	752.00	SF	6.00	6.00	100	2015	2015	3	67	3,023	
2	0211	CONCRETE W	0	100	10	5	50.00	SF	6.00	6.00	100	2015	2015	3	67	201	
3	0955	PRIVACY FE	0	100	0	0	224.00	LF	15.00	15.00	100	2015	2015	3	83	2,789	
4	0625	PORT WD UT	0	100	8	10	80.00	SF	6.00	6.00	100	2015	2015	3	67	322	

LAND DESCRIPTION

TOTAL OB/XF 6,335

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	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 07/11/2019 BY FRAK Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/01/2026 BY SYS