

HUDSON HEIGHTS UNIT 1
 BLOCK B LOT 12
 OR 30 P 119 OR 183 P 604

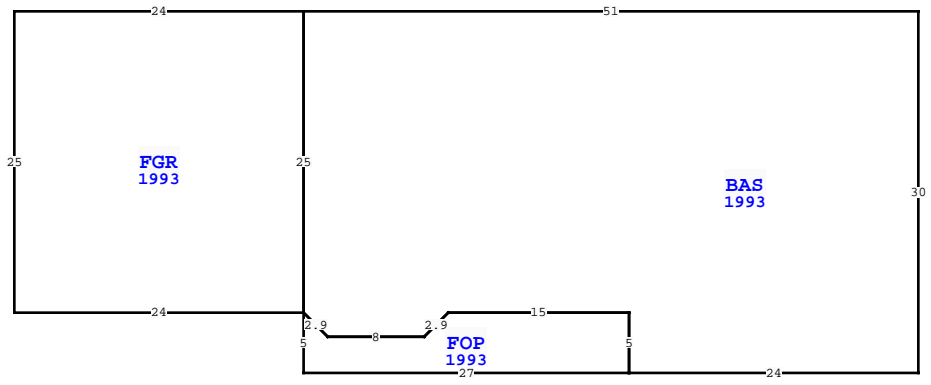
CARPENTER DAVID C/CARPENTER DEBORAH M ETAL
 55 CEDAR AVE
 CRAWFORDVILLE, FL 32327

2024

00-00-077-017-10545-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
03	MASONRY 100				
17	CB STUCCO 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
10	LAMINATED 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,415	100	1993	1,415	134,953
FGR	600	50	1993	300	28,612
FOP	115	30	1993	34	3,243
TOTALS	2,130			1,749	166,808

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,749	111.5500	105.97	185,342	1993	2013	0	0	10.00	90.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1415 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		166,808	
TOTAL MARKET OB/XF VALUE		6,659	
TOTAL LAND VALUE - MARKET		39,500	
TOTAL MARKET VALUE		212,967	
SOH/AGL Deduction		44,649	
ASSESSED VALUE		168,318	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		168,318	
TOTAL JUST VALUE		212,967	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		153,016	
5 YR PRCL CK, CHG EYB 1993 TO 2013, XFOBS			
5 YR PRCL CH, CHG FLOR			
COA PER WAK TCO			
DC OR 1064 P 92 VERA T MAGNUSON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/0457	2/15/2022	QC	U	I	11	100
GRANTOR: CARPENTER DAVID C & D						
GRANTEE: CARPENTER DAVID C &						
1202/0262	4/12/2021	QC	U	I	30	100
GRANTOR: MAGNUSON HELMER						
GRANTEE: CARPENTER DAVID C &						

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	0	147	11			6.00	100	1993	1993	3	24	2,328	
2	0211	CONCRETE W	0	0	106	3			6.00	100	1993	1993	3	24	458	
3	0210	CONCRETE D	0	0	46	26			6.00	100	1996	1996	3	23	1,650	
4	0080	4' CHAINLI	0	0	0	0			13.00	100	1990	1990	3	20	2,223	
5	0700	PORT BLDG	0	0	10	8			0.00	100	2012	2012	3	78	0	

TOTAL OB/XF												
6,659												
55 CEDAR AVE, CRAWFORDVILLE												
BLD DATE	02/28/2020	MMAK	LGL DATE									
XF DATE	02/28/2020	MMAK	LAND DATE	02/28/2020 MMAK								
INC DATE			AG DATE									

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W51 FGR=[YR=1993] W24 S25 E24 N25\$ S25 D2 R2 E8 R2 U2 E15 FOP=[YR=1993] W15 L2 D2 W8 L2 U2 S5 E27 N5\$ S5 E24 N30\$.			

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	0			204.00	300.00	1.00	LT		1.00	1.00	1.00	39,500.00	39,500.00	39,500							