

CASORA ESTATES UNIT 2  
 LOT 16  
 OR 46 P 203 OR 92 P 255

CARD CHARLES O TRUST  
 P O BOX 1212  
 NEWBURY PORT, MA 01950

2024

00-00-090-119-11626-041



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																				
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																		
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 42,500 TOTAL MARKET VALUE 42,500 SOH/AGL Deduction 19,873 ASSESSED VALUE 22,627 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 22,627 TOTAL JUST VALUE 42,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 42,500																																																																				
																				5 YR PRCL CH, N/C 5 YR PRCL CH, N/C COA PER PA COA FORM CHARLES 978-397-0121 5 YR PRCL CH, N/C																																																																				
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																							
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																					
																				<table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1026/0161</td> <td>2/17/2017</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: CARD CHARLES O</td> </tr> <tr> <td colspan="7">GRANTEE: CARD CHARLES O TRUS</td> </tr> <tr> <td>0475/0280</td> <td>2/18/2003</td> <td>WD</td> <td>Q</td> <td>V</td> <td> </td> <td>26,000</td> </tr> <tr> <td colspan="7">GRANTOR: OAKS</td> </tr> <tr> <td colspan="7">GRANTEE: CARD</td> </tr> </tbody> </table>										SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1026/0161	2/17/2017	QC	U	V	11	100	GRANTOR: CARD CHARLES O							GRANTEE: CARD CHARLES O TRUS							0475/0280	2/18/2003	WD	Q	V		26,000	GRANTOR: OAKS							GRANTEE: CARD						
SALES DATA																																																																																								
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																																		
1026/0161	2/17/2017	QC	U	V	11	100																																																																																		
GRANTOR: CARD CHARLES O																																																																																								
GRANTEE: CARD CHARLES O TRUS																																																																																								
0475/0280	2/18/2003	WD	Q	V		26,000																																																																																		
GRANTOR: OAKS																																																																																								
GRANTEE: CARD																																																																																								
DOR CODE 0000 VACANT RESIDENTIAL MAP NUM 5 MKT AREA 08 NEIGHBORHOOD/LOC 119.00 1.00/ AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE TOTALS EXTRA FEATURES GLOVER DADDY RD, CRAWFORDVILLE										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td>03/31/2021</td> <td>FRJS</td> <td>03/31/2021</td> <td>FRJS</td> <td>03/31/2021</td> <td>FRJS</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/31/2021	FRJS	03/31/2021	FRJS	03/31/2021	FRJS																																																									
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																																			
03/31/2021	FRJS	03/31/2021	FRJS	03/31/2021	FRJS																																																																																			
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																																																																									
LAND DESCRIPTION										TOTAL OB/XF 0																																																																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																
1	000000	C	VAC RES	0			208.00	417.00	1.00	LT		1.00	1.00	1.00	42,500.00	42,500.00	42,500																																																																							
REVIEW DATE 03/31/2021 BY FRJS Total Acres: 1.99 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 06/17/2026 BY SYS																																																																																								