

CASORA ESTATES UNIT 2  
 LOT 19 OR 46 P 203  
 OR 92 P 255 OR 102 P 471-473

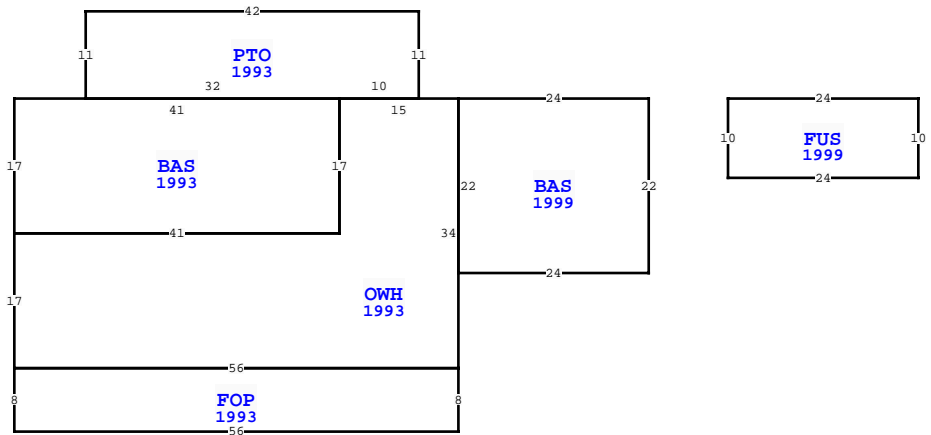
MCCARTHY WILLIAM/MCCARTHY JENNIFER  
 182 CASORA DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-090-119-11626-043

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	3 100				
	0 100				
1.5	1.5 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA		08		
119.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	697	100	1993	697	46,701
BAS	528	100	1999	528	35,377
FOP	448	30	1993	134	8,978
FUS	240	100	1999	240	16,080
OWH	1,207	100	1993	1,207	80,872
PTO	462	5	1993	23	1,541
TOTALS	3,582			2,829	189,548

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,829	108.5000	103.08	291,613	1988	1988		0	0	35.00	65.00
1 SINGLE FAM 100% - 2016 Heated Area: 2672 HX Base Yr 2016												



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		189,548	
TOTAL MARKET OB/XF VALUE		22,269	
TOTAL LAND VALUE - MARKET		42,500	
TOTAL MARKET VALUE		254,317	
SOH/AGL Deduction		118,706	
ASSESSED VALUE		135,611	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		85,611	
TOTAL JUST VALUE		254,317	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,644	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001359	PLUMB-CO	0	10/24/2017
15000660	PLUMB	0	07/20/2015
15000641	ELEC	0	07/15/2015
15000448	MECH	0	05/21/2015
15000433	RE-ROOF	0	05/15/2015
201515	SAFETY	0	01/06/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0965/0729	3/12/2015	CT U		I	12	105,000
GRANTOR: CITIBANK N.A. AS TRUS						
GRANTEE: MCCARTHY WILLIAM &						
0955/0831	11/21/2014	CT U		I	11	100
GRANTOR: CLERK OF COURT / SAPP						
GRANTEE: CITIBANK N.A. AS TR						

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	0220	POOL VINYL	0	100	20	40	800.00	SF	60.00	60.00	100	1994	1994	3	40	19,200	
2	0211	CONCRETE W	0	100	0	0	700.00	SF	6.00	6.00	100	1994	1994	3	20	840	
3	0955	PRIVACY FE	0	100	0	0	160.00	LF	15.00	15.00	100	1994	1994	3	0	0	
4	0180	JACUZZI BU	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1994	1994	3	20	1,200	
5	0740	UNFINISH O	0	100	8	8	64.00	SF	11.00	11.00	100	1995	1995	3	52	366	
6	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1994	1994	3	51	663	

TOTAL OB/XF												22,269												
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			210.00	486.00	1.00	LT		1.00	1.00	1.00	42,500.00	42,500.00	42,500							

BUILDING NOTES											
BAS=[YR=1999] W24 OWH=[YR=1993] W15 S17 W41 BAS=[YR=1993] E41 N17 PTO=[YR=1993] E10 N11 W42 S11 E32\$ W41 S17\$ S17 E56 FOP=[YR=1993] W56 S8 E56 N8\$ N34\$ S22 E24 N22\$ PTR=E10 FUS=[YR=1999] S10 E24 N10 W24\$ W10\$.											

LAND DESCRIPTION												TOTAL OB/XF												22,269					
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1	000100	C	SFR	100			210.00	486.00	1.00	LT		1.00	1.00	1.00	42,500.00	42,500.00	42,500												