DEER RUN
LOT 1
DB 52 P 421 OR 62 P 591

ROBERT CARLTON REV TRUST/CARLTON ROBERT C TRUSTEE
4445 CORK RD
PLANT CITY, FL 33565

2024

02-5S-03W-134-00595-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISCELLANEOUS	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	134.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

DEER RUN CT, SOPCHOPPY

BLD DATE	06/26/2019 MMSR	LGL DATE	06/26/2019 MMSR
XF DATE		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	0
TOTAL MARKET OB/XF VALUE	13,168
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	45,168
SOH/AGL Deduction	0
ASSESSED VALUE	45,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,168
TOTAL JUST VALUE	45,168
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,540

5 YR PRCL CH, N/C
ON WRONG PRCL)
LN 4-7, MOVE PRMT FROM PRCL 00595-002 (PU
5 YR PRCL CH, CORR DIMENS XFOB LN 2, PU XFOB

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000837	DOCK-CO	0	09/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0687/0517	11/13/2006	FD	Q	V	01	100
GRANTOR: CARLTON ROBERT C						
GRANTEE: CARLTON ROBERT C TR						
0619/0712	10/05/2005	WD	Q	V		170,000
GRANTOR: CUSTER PAULA B						
GRANTEE: CARLTON ROBERT C						

BUILDING NOTES

BUILDING DIMENSIONS

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	0740	UNFINISH O	0	0	20	16	320.00	SF	11.00	11.00	100	2001	2001	3	58	2,042	
2	0060	DECK WOOD	0	0	16	10	160.00	SF	5.00	5.00	100	2001	2001	3	20	160	
3	0375	WOOD WALK	0	0	20	5	100.00	SF	15.00	15.00	100	2007	2007	3	30	450	
4	0375	WOOD WALK	0	0	103	4	412.00	SF	15.00	15.00	100	2016	2016	3	72	4,450	
5	0350	BOATDOCK A	0	0	15	9	135.00	SF	26.40	26.40	100	2016	2016	GD	72	2,566	
6	0335	ALUMINUM W	0	0	16	4	64.00	SF	17.00	17.00	100	2013	2013	3	57	620	
7	0371	FLOATING D	0	0	20	10	200.00	SF	20.00	20.00	100	2016	2016	3	72	2,880	

LAND DESCRIPTION

TOTAL OB/XF 13,168

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	000005	C	VAC SOP RIVE	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							

REVIEW DATE 06/26/2019 BY MMSR Total Acres: 0.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 04/22/2026 BY SYS