DEER RUN
DB 52 P 421
OR 119 P 781

LOT 3
OR 62 P 591
OR 221 P 371

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

2024

02-5S-03W-134-00595-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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		LGL DATE	
XF DATE		LAND DATE	10/18/2018 MMJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	32,000
SOH/AGL Deduction	1,750
ASSESSED VALUE	30,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,250
TOTAL JUST VALUE	32,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

MM 2022 5 YR CH NC
5 YR PRCL CK, NC
5YR PRCL CK, N/C
COA - FWD ADD.PER USPO FORM 3547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0925/0041	10/22/2013	WD	Q	V	01	33,300
GRANTOR: DAVIDSON BRUCE I						
GRANTEE: CARLTON ROBERT C TR						
0377/0243	3/31/2000	WD	Q	V		20,000
GRANTOR: DAVIDSON BRUCE I & RH						
GRANTEE:						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/05/2022 BY MMLA Total Acres: 0.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 04/22/2026 BY SYS