TARPON SHORES SUB UNIT 1
LOT 28 OR 58 P 220
OR 74 P 712 OR 168 P 814

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

**2024**

**02-6S-02W-033-03645-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 00 | N/A 100 |
| Frame | | N/A 100 |
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 05 | ASPH TILE 50 |
| Interior Floo | 17 | PRECAST CN 50 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 00 | N/A 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 02 | BELOW AVERAGE |
| DOR CODE | 0100 | SINGLE FAMILY |

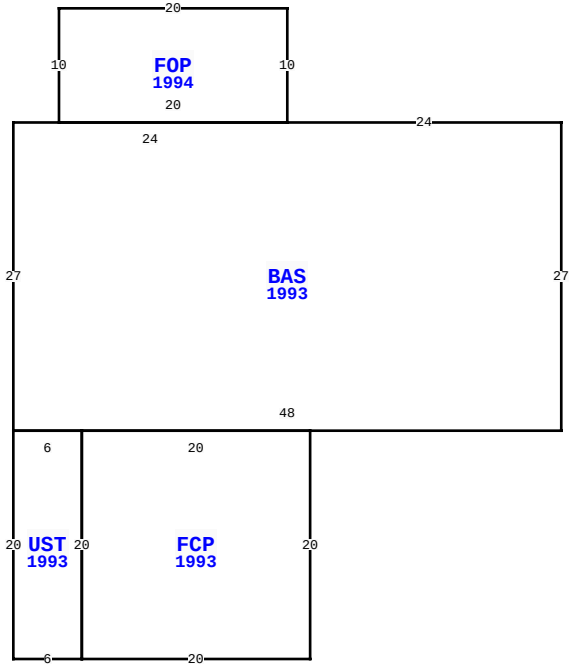
MAP NUM: 4 MKT AREA: 03
NEIGHBORHOOD/LOC: 75.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | 1993 | 1,296 | 22,709 |
| FCP | 400 | 25 | 1993 | 100 | 1,752 |
| FOP | 200 | 30 | 1994 | 60 | 1,051 |
| UST | 120 | 45 | 1993 | 54 | 946 |
| TOTALS | 2,016 | | | 1,510 | 26,458 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,510 | 92.2250 | 87.61 | 132,291 | 1966 | 1966 | 0 | 0 | 20 | 57.00 | 20.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1296 HX Base Yr




2393 SURF RD, PANACEA

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 07/31/2006 | KLFS | LGL DATE | | |
| XF DATE | 08/09/2018 | MMSR | LAND DATE | 08/09/2018 | MMSR |
| 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 | 5,000 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 135,300 |
| TOTAL MARKET VALUE | 140,300 |
| SOH/AGL Deduction | 49,000 |
| ASSESSED VALUE | 91,300 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 91,300 |
| TOTAL JUST VALUE | 140,300 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 83,000 |

MM/FR/JS 5YR CK, DEMO XFOB, RESTRE HS, VALUE AT $5
5YR CK NC MM
COA PER WAK TCO
5 YR PRCL CH, N/C

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1251/0457 | 2/15/2022 | QC | U | V | 11 | 100 |
| GRANTOR: CARPENTER DAVID C & D | | | | | | |
| GRANTEE: CARPENTER DAVID C & | | | | | | |
| 0991/0730 | 2/05/2016 | WD | U | V | 30 | 50,000 |
| GRANTOR: MAGNUSON HELMER L & V | | | | | | |
| GRANTEE: CARPENTER DAVID C & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 FOP=[YR=1994] N10 W20 S10 E20$ W24 S27
UST=[YR=1993] S20 E6 FCP=[YR=1993] E20 N20 W20 S20 $ N20 W6 $ E48 N27 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 | 000130 | C | SFR WATER | 0 | | | 82.00 | 277.00 | 82.00 | FF | | 1.00 | 1.00 | 1.00 | 1,650.00 | 1,650.00 | 135,300 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 10/19/2023 BY FRLW Total Acres: 0.52 Total Land Value: 135,300 Market: 0 Agricultural: 0 Common: 135,300 PRINTED 05/06/2026 BY SYS