

TURKEY RUN FARMS
BLOCK A LOT 3
OR 779 P 344

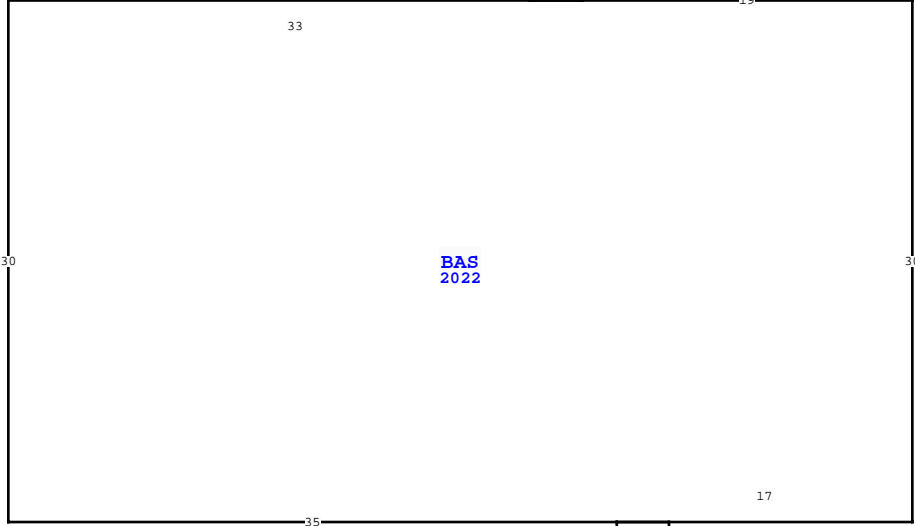
CARTER ANDREW C JR
98 DANLEY GRADE
CRAWFORDVILLE, FL 32327

2024

14-3S-01E-357-05170-A03

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	1	MKT AREA	01
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,560	100	2022
DCK	9	10	2022
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TOTALS	1,578		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HOM	100%	- 2024		Heated Area: 1560					HX Base Yr	2024	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				115,189	
TOTAL MARKET OB/XF VALUE				2,320	
TOTAL LAND VALUE - MARKET				157,500	
TOTAL MARKET VALUE				138,684	
SOH/AGL Deduction				0	
ASSESSED VALUE				138,684	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				88,684	
TOTAL JUST VALUE				275,009	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				105,008	
FR PU MH AND XFOBS					
PU SFRMH					
COA PER NCOA REPORT					
2022 AG RENEWAL RECD					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OBN22-00000	MH INSTALL - CO	0	01/12/2022		
20000400	ELECTRIC	0	05/08/2020		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
0871/0780	2/08/2012	WD Q	V	01	60,000
GRANTOR: ST MARKS RIVER AT NEW					
GRANTEE: CARTER ANDREW C JR					
0842/0230	10/29/2010	FC U	I	12	81,200
GRANTOR: HENIC KAROLY & TRACY					
GRANTEE: ST MARKS RIVER AT N					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2022] W19 DCK=[YR=2022] N3 W3 S3 E3\$ W33 S30 E35 DCK=[YR=2022] S3 E3 N3 W3\$ E17 N30\$.					

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
1	0630	METAL UTL	0	100	10	20			8.00	100	2012	2012
2	0940	OPEN SHED	0	100	10	20	SF	4.00	4.00	100	2021	2021
3	0940	OPEN SHED	0	100	10	20	SF	4.00	4.00	100	2021	2021
TOTAL OB/XF 2,320												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000210	C	MH RURAL	100			0.00	0.00	1.00	AC		1.00
2	005970	A	TIMBER MIX 1	0			0.00	0.00	19.00	AC		1.00