

CARMEN ROCIO SUB LOT 18
 OR 556 P 279 OR 623 P 470
 OR 685 P 328 OR 844 P 244

FARMER IVAN C IV
 121 CARMEN ROCIO LN
 CRAWFORDVILLE, FL 32327

2024

16-3S-01E-316-05203-A18

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
20	FACE BRICK 70				
16	WD FR STUC 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 90				
11	CLAY TILE 10				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms 3 100				
	Bathrooms 2.5 100				
	Story Height 0 100				
1.	1. 100				
	Units 0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	09			
000	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	2016	504	49,187
BAS	2,110	100	2016	2,110	205,921
FGR	528	50	2016	264	25,765
FOP	85	30	2016	26	2,537
FSP	375	55	2016	206	20,104
PTO	9	5	2016	0	0
PTO	143	5	2016	7	683
TOTALS	3,754			3,117	304,197

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2017		328,968	2016	2016	0	0	0	7.53	92.47
Heated Area: 2614						HX Base Yr 2017						
06/15/2018	06/15/2018	02/15/2020										

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		304,197		
TOTAL MARKET OB/XF VALUE		13,197		
TOTAL LAND VALUE - MARKET		30,000		
TOTAL MARKET VALUE		347,394		
SOH/AGL Deduction		79,618		
ASSESSED VALUE		267,776		
TOTAL EXEMPTION VALUE		HX HB VX 55,000		
BASE TAXABLE VALUE		212,776		
TOTAL JUST VALUE		347,394		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		351,793		
JS 2022 5 YR CK NC				
5 YR PRCL CK, N/C				
SOH PORTED FROM LEON FOR 2017 FOR FARMER				
5 YR PRCL CH, PU SFD, PU XFOB LN 1-3				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
15000328	SFD-CO	0	05/11/2015	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
0998/0028	4/25/2016	WD Q	I 01	297,600
GRANTOR: LIGHTHOUSE CONSTRUCTI				
GRANTEE: FARMER IVAN C IV				
0964/0436	3/09/2015	WD Q	V 01	25,000
GRANTOR: PETRA ERP CONSULTANTS				
GRANTEE: LIGHTHOUSE CONSTRUC				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2016] W24 S14 PTO=[YR=2016] W3 S3 E3 N3\$ S7 E24				
FGR=[YR=2016] W24 S22 E24 BAS=[YR=2016] W24 N9 FSP=[YR=2016]				
N13 W30 S13 E21 N3 E5 S3 E4\$ W4 N3 W5 S3 W21 PTO=[YR=2016]				
N13 W11 S13 E11\$ W16 S35 E16 N2 FOP=[YR=2016] E17 N5 W17 S5\$				
N5 E17 S7 E12 S6 E15 N17 E10 N15\$ N22\$ N21\$.				

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	0210	CONCRETE D	0	100	0	0			2,716.00	SF	6.00	100	2016	2016	3	72	11,733
2	0211	CONCRETE W	0	100	0	0			279.00	SF	6.00	100	2016	2016	3	72	1,205
3	0211	CONCRETE W	0	100	15	4			60.00	SF	6.00	100	2016	2016	3	72	259
TOTALS															13,197		

LAND DESCRIPTION																								
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		RR2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							