

BUCK FOREST UNIT 2  
BLOCK C LOT 5 CONT 12 AC  
OR 170 P 322

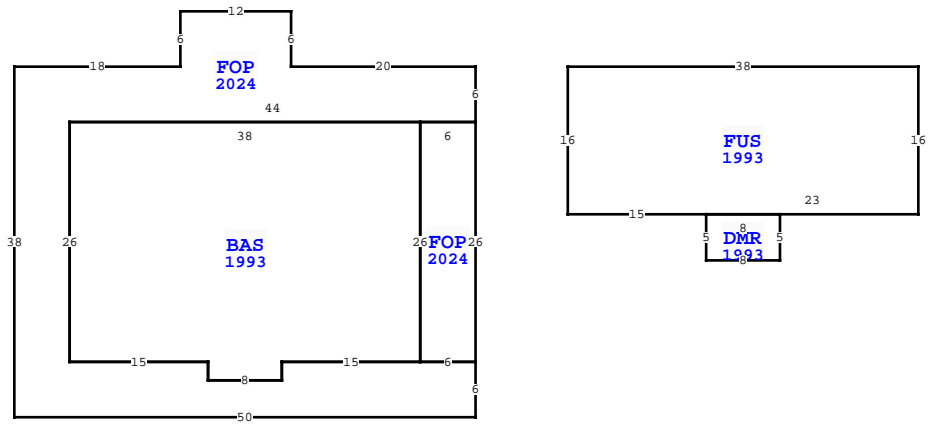
CARTER TERRI LYNN  
191 PINE LN  
CRAWFORDVILLE, FL 32327

2024

21-3S-01E-226-05399-C05

ELEMENT	CD	CONSTRUCTION
Foundation	07	PIER BLOCK 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Heating Type	03	FORCED AIR 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100

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%	- 2022									
				Heated Area: 1652				HX Base Yr 2022				



Quality	CD	DESCRIPTION			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA 09			
NEIGHBORHOOD/LOC	226.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,004	100	1993	1,004	76,451
DMR	40	100	1993	40	3,046
FOP	156	30	2024	47	3,579
FOP	812	30	2024	244	18,579
FUS	608	100	1993	608	46,297
TOTALS	2,620			1,943	147,952

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	0030	BARN, POLE	0 100	46	25	1,150.00	SF	9.00	9.00	100	1993	1993	3	20	2,070	
2	0620	WOOD UTL B	0 100	6	12	72.00	SF	6.00	6.00	100	1993	1993	3	20	86	
3	0060	DECK WOOD	0 100	8	8	64.00	SF	5.00	5.00	100	2014	2014	3	79	253	
4	0060	DECK WOOD	0 100	12	12	144.00	SF	5.00	5.00	100	2014	2014	3	79	569	

TOTAL OB/XF												
2,978												

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	% 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			0.00	0.00	9.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	95,000							
2	009630	C	WETLAND	100			0.00	0.00	2.50	AC		1.00	1.00	1.00	100.00	100.00	250							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		246,014	
TOTAL MARKET OB/XF VALUE		2,978	
TOTAL LAND VALUE - MARKET		95,250	
TOTAL MARKET VALUE		344,242	
SOH/AGL Deduction		19,492	
ASSESSED VALUE		324,750	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		274,750	
TOTAL JUST VALUE		344,242	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		321,453	
PRMT OB21-000013			
INCR EYB ON BOTH SFDS 1993-1997			
5 YR PRCL CK, N/C			
XFOB LN 2, PU XFOB LN 3-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000068	GARAGE W/ATTACHED		04/05/2024
OB21-000013	RE ROOF-CO	0	01/12/2021
20001207	MECH	0	12/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1194/0379	2/02/2021	CR	U	I	11	100
GRANTOR: ROJAS JOHN D & COLLEE						
GRANTEE: CARTER TERRI LYNN						
1191/0644	1/02/2021	WD	Q	I	01	340,000
GRANTOR: ROJAS JOHN D & COLLEE						
GRANTEE: CARTER TERRI LYNN						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=-6,6] W38 S26 E15 S2 E8 N2 E15 N26 \$												
FUS=[YR=1993;ORIG=10,0] S16 E15 E23 N16 W38 \$												
DMR=[YR=1993;ORIG=25,16] S5 E8 N5 W8 \$												
PTR=[ORIG=0,0] S6 W6 E6 N6 \$												
PTR=[ORIG=0,0] E10 W10 \$												
FOP=[YR=2024;ORIG=0,0] W20 N6 W12 S6 W18 S38 E50 N6 W6 W15 S2												
W8 N2 W15 N26 E44 N6 \$												
FOP=[YR=2024;ORIG=-6,6] S26 E6 N26 W6 \$												

BUCK FOREST UNIT 2  
 BLOCK C LOT 5 CONT 12 AC  
 OR 170 P 322

CARTER TERRI LYNN  
 191 PINE LN  
 CRAWFORDVILLE, FL 32327

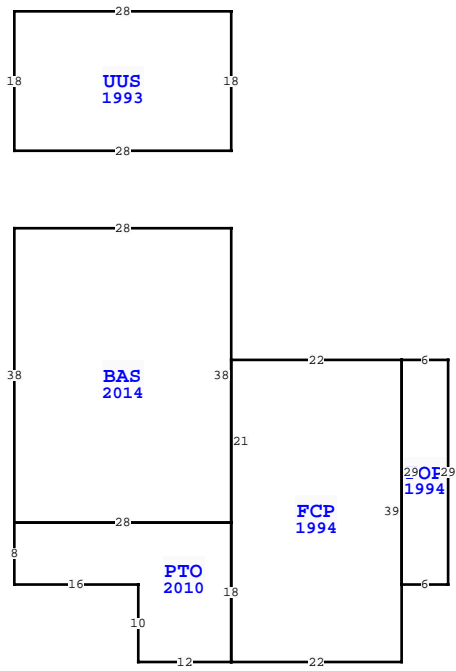
2024

21-3S-01E-226-05399-C05



ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	12		CEDAR/CYPR	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	10		LAMINATED	50	
Interior Floo	14		CARPET	50	
Heating Type	03		FORCED AIR	100	
Air Condition	03		CENTRAL	100	
Bedrooms			1	100	
Bathrooms			1	100	
Story Height			0	100	
Stories	2.		2.	100	
Units			0	100	
Quality	02		BELOW AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	1		MKT AREA	09	
NEIGHBORHOOD/LOC	226.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	2014	1,064	65,252
FCP	858	25	1994	214	13,124
FOP	174	30	1994	52	3,189
PTO	344	5	2010	17	1,042
UUS	504	50	1993	252	15,455
TOTALS	2,944			1,599	98,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,599	92.2250	87.61	140,088	1993	1993	0	0	30.00	70.00
2 SINGLE FAM			0% - 2022	Heated Area: 1064			HX Base Yr 2022				



WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				246,014		
TOTAL MARKET OB/XF VALUE				2,978		
TOTAL LAND VALUE - MARKET				95,250		
TOTAL MARKET VALUE				344,242		
SOH/AGL Deduction				19,492		
ASSESSED VALUE				324,750		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				274,750		
TOTAL JUST VALUE				344,242		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				321,453		
CARD 2, PU CORR DIMENS XFOB LN 1, CORR UT						
PU CORR TRAV, FNDN, FRME, BATHS, BEDS, RCVR						
5 YR PRCL CH, PU FNDN & FRME, CHG RCVR CARD 1						
PRCL:0:4: OWNER IN 2010						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/0379	2/02/2021	CR	U	I	11	100
GRANTOR: ROJAS JOHN D & COLLEE						
GRANTEE: CARTER TERRI LYNN						
1191/0644	1/02/2021	WD	Q	I	01	340,000
GRANTOR: ROJAS JOHN D & COLLEE						
GRANTEE: CARTER TERRI LYNN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2014] W28 S38 PTO=[YR=2010] S8 E16 S10 E12 N18 W28\$ E28 FCP=[YR=1994] S18 E22 N39 FOP=[YR=1994] S29 E6 N29 W6\$ W22 S21\$ N38\$ PTR=N10 UUS=[YR=1993] N18 W28 S18 E28\$ S10\$.						

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
191 PINE LN, CRAWFORDVILLE																
TOTAL OB/XF 0																

LAND DESCRIPTION															TOTAL OB/XF									
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