

JOSEPH LEE ESTATES BLOCK D
 LOT 1 OR 7 P 647
 OR 37 P 117 OR 118 P 736

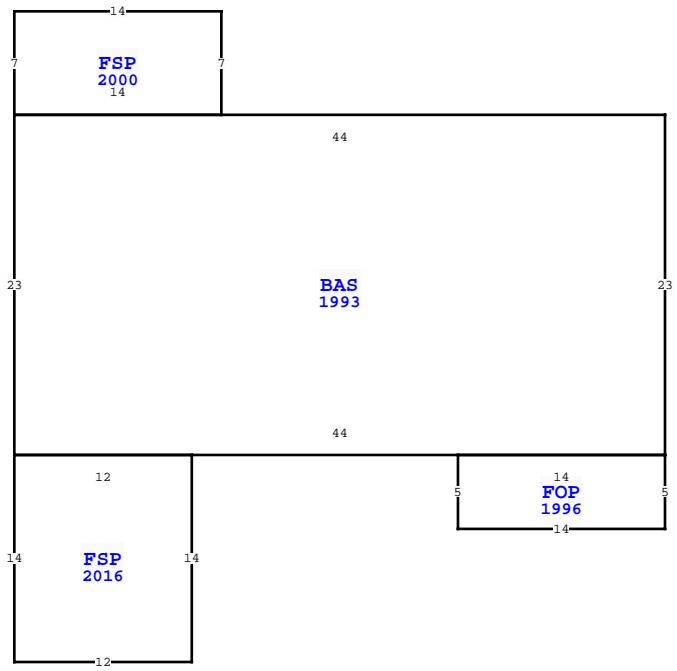
CARRABELLE RIVERWALK COTTAGES LLC
 PO BOX 859
 CARRABELLE, FL 32322

2024

23-5S-02W-056-02817-026

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	27	PREFIN MTL	80
Exterior Wall	13	PREFAB PNL	20
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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,012	100	1993
FOP	70	35	1996
FSP	98	60	2000
FSP	168	60	2016
TOTALS	1,348		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	0%	- 2024	59.64	71,329	1988	1988	0	0	55.00	45.00
Heated Area: 1012 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,098
TOTAL MARKET OB/XF VALUE			4,909
TOTAL LAND VALUE - MARKET			5,000
TOTAL MARKET VALUE			42,007
SOH/AGL Deduction			0
ASSESSED VALUE			42,007
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			42,007
TOTAL JUST VALUE			42,007
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			34,679
TRAV & XFOB LN 7 & 8, DEL XFOB LN 9			
5 YR PRCL CH, CHG EXW & DIM XFOB LN 2, PU NEW			
, FL.			
TUTEN RESIDES AT 5506 FOREST OAK POINT, SANFOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009273	REROOF	0	04/03/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0765	9/18/2023	WD Q	Q	I	01	55,000
GRANTOR: WHITE CYNTHIA L & CHR						
GRANTEE: CARRABELLE RIVERWAL						
1054/0734	11/20/2017	OR U	I	I	11	0
GRANTOR: ESTATE OF WILLIAM DAV						
GRANTEE: WHITE CYNTHIA L & C						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	CONCRETE D	0	0	12	38	456.00	SF	6.00	6.00	100
2	0330	BOAT SHED	0	0	16	16	256.00	SF	15.00	15.00	100
3	0955	PRIVACY FE	0	0	0	0	190.00	LF	15.00	15.00	100
4	0211	CONCRETE W	0	0	29	16	464.00	SF	6.00	6.00	100
5	0700	PORT BLDG	0	0	22	12	264.00	SF	8.00	8.00	100
6	0700	PORT BLDG	0	0	8	6	48.00	SF	8.00	8.00	100
7	0055	PORTABLE C	0	0	20	16	320.00	SF	3.00	3.00	100
8	0055	PORTABLE C	0	0	20	18	360.00	SF	3.00	3.00	100

TOTAL OB/XF											
4,909											
BLD DATE	04/17/2019	MMAK	LGL DATE								
XF DATE	04/17/2019	MMAK	LAND DATE	04/17/2019							
INC DATE			AG DATE								

BUILDING NOTES						
BAS=[YR=1993] W44 FSP=[YR=2000] E14 N7 W14 S7\$ S23						
FSP=[YR=2016] S14 E12 N14 W12\$ E44 FOP=[YR=1996] W14 S5 E14						
N5\$ N23\$.						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000201	C	MH	0			82.00	92.00	1.00	LT	