RIO PAZ SUBD LOT 4 6.04 AC
OR 222 P 112 OR 330 P 218
OR 895 P 316

CARR BRANDY L
199 ROSS RD
TALLAHASSEE, FL 32305

2024

29-3S-01E-244-05506-A04

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISCELLANEOUS	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RIO PAZ TRCE, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	05/24/2010 KLSR	LAND DATE	05/24/2010 KLSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,709
TOTAL LAND VALUE - MARKET	39,300
TOTAL MARKET VALUE	42,009
SOH/AGL Deduction	0
ASSESSED VALUE	42,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,009
TOTAL JUST VALUE	42,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,315

THERE WERE NO NOTES, SCANS, OR CHANGES MADE
SINCE 2010, LOOKS LIKE JS WENT OUT IN 22 BUT
OWNR REQUESTED A VISIT. HAD NOT BEEN OUT
FR 5 YR CK, UPDATE XFOBS. KEYED FOR 2023.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0895/0316	12/03/2012	PR	U	V	11	0
GRANTOR: ESTATE OF JOHNNIE O C						
GRANTEE: CARR BRANDY LYNELL						
0895/0316	12/03/2012	OR	U	V	18	100
GRANTOR: ESTATE OF JOHNNIE CAR						
GRANTEE: CARR BRANDY L						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0620	WOOD UTL B	0	0	8	10	80.00	SF	6.00	6.00	100	1995	1995	3	20	96	
2	0370	BOATDOCK P	0	0	8	18	144.00	SF	12.00	12.00	100	1996	1996	3	20	346	
3	0700	PORT BLDG	0	0	8	10	80.00	SF	8.00	8.00	100	1996	1996	3	53	339	
4	0375	WOOD WALK	0	0	302	2	604.00	SF	15.00	15.00	100	1996	1996	3	20	1,812	
5	0335	ALUMINUM W	0	0	17	2	34.00	SF	17.00	17.00	100	1996	1996	3	20	116	

LAND DESCRIPTION

TOTAL OB/XF 2,709

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	000132	C	SFR RIVER	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	009900	C	ACREAGE	0			0.00	0.00	2.54	AC		1.00	1.00	1.00	7,500.00	7,500.00	19,050							
3	009630	C	WETLAND	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	100.00	100.00	250							

REVIEW DATE 09/13/2023 BY FRAK Total Acres: 6.04 Total Land Value: 39,300 Market: 0 Agricultural: 0 Common: 39,300 PRINTED 04/01/2026 BY SYS