

AUDUBON FOREST LOT 48  
 OR 290 P 887 OR 365 P 178-179  
 OR 645 P 303 OR 654 P 253

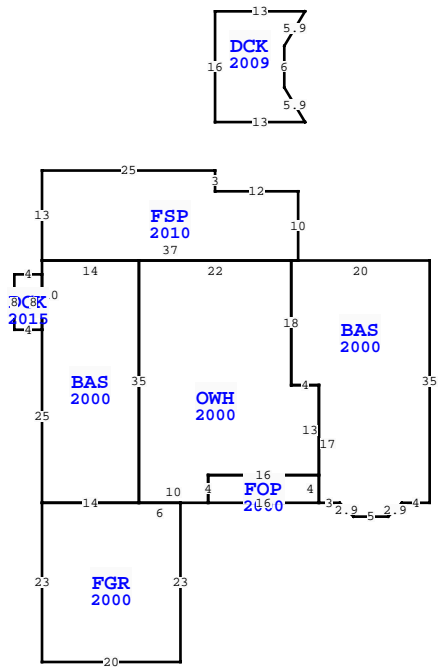
CARMICHAEL JAMES LEE  
 16 DUNCAN DRIVE  
 CRAWFORDVILLE, FL 32327

**2024**

36-3S-02W-182-01763-048

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms	4 100		
Bathrooms	2 100		
Story Height	0 100		
Stories	0 100		
Units	0 100		
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	10
NEIGHBORHOOD/LOC	182.00	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	490	100	2000
BAS	646	100	2000
DCK	175	10	2009
DCK	32	10	2015
FGR	460	50	2000
FOP	64	30	2000
FSP	445	55	2010
OWH	774	100	2000
TOTALS	3,086		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,425	118.0000	123.31	299,027	2000	2008	0	0	15.00	85.00
1 SINGLE FAM 100% - 2022 Heated Area: 1910 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		254,173	
TOTAL MARKET OB/XF VALUE		6,783	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		305,956	
SOH/AGL Deduction		39,902	
ASSESSED VALUE		266,054	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		216,054	
TOTAL JUST VALUE		305,956	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		285,427	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000431	REROOF-CO	0	09/19/2019
2014958	WINDOWS/DOORS	0	12/04/2014
2010996	MECH	0	10/01/2010
2010355	ELECT	0	05/18/2010
2010325	SCREEN RM/PORCH	0	05/10/2010
29139	ELEC	0	06/17/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/0054	1/20/2021	WD Q	Q	I	01	272,000

GRANTOR: NORTH CUTT BRYAN & AMY  
 GRANTEE: CARMICHAEL JAMES LE  
 1060/0679 1/19/2018 WD Q I 01 215,000  
 GRANTOR: BARNDT MINERVA & ARTH  
 GRANTEE: NORTH CUTT BRYAN & A

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=2000] W20 S18 E4 S17 FOP=[YR=2000] N4 W16 S4 OWH=[YR=2000] N4 E16 N13 W4 N18 W22 S35 FGR=[YR=2000] W14 S23 E20 N23 W6\$ BAS=[YR=2000] N35 W14 FSP=[YR=2010] E37 N10 W12 N3 PTR=N7 DCK=[YR=2009] E13 U5 L3 N6 R3 U5 W13 S16\$ S7 \$ W25 S13\$ S10 DCK=[YR=2015] N8 W4 S8 E4\$ S25 E14\$ E10\$ E16\$ E3 R2 D2 E5 R2 U2 E4 N35\$.	

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	57	16	912.00	SF	6.60	6.60	100	2000	2000	3	20	1,204	
2	0211	CONCRETE W	0 100	45	3	135.00	SF	6.60	6.60	100	2002	2002	3	20	178	
3	0605	PORT VINYL	0 100	10	8	80.00	SF	0.00	0.00	100	2007	2007	3	30	0	
4	0955	PRIVACY FE	0 100	0	0	226.00	LF	16.50	16.50	100	2009	2009	3	55	2,051	
5	0055	PORTABLE C	0 100	20	18	360.00	SF	3.30	3.30	100	2008	2008	3	34	404	
6	0955	PRIVACY FE	0 100	0	0	226.00	LF	16.50	16.50	100	2014	2014	3	79	2,946	

LAND DESCRIPTION		TOTAL OB/XF 6,783																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							