

AUDUBON FOREST LOT 49
 OR 290 P 887 OR 363 P 14&15
 OR 392 P 579 OR 610 P 798

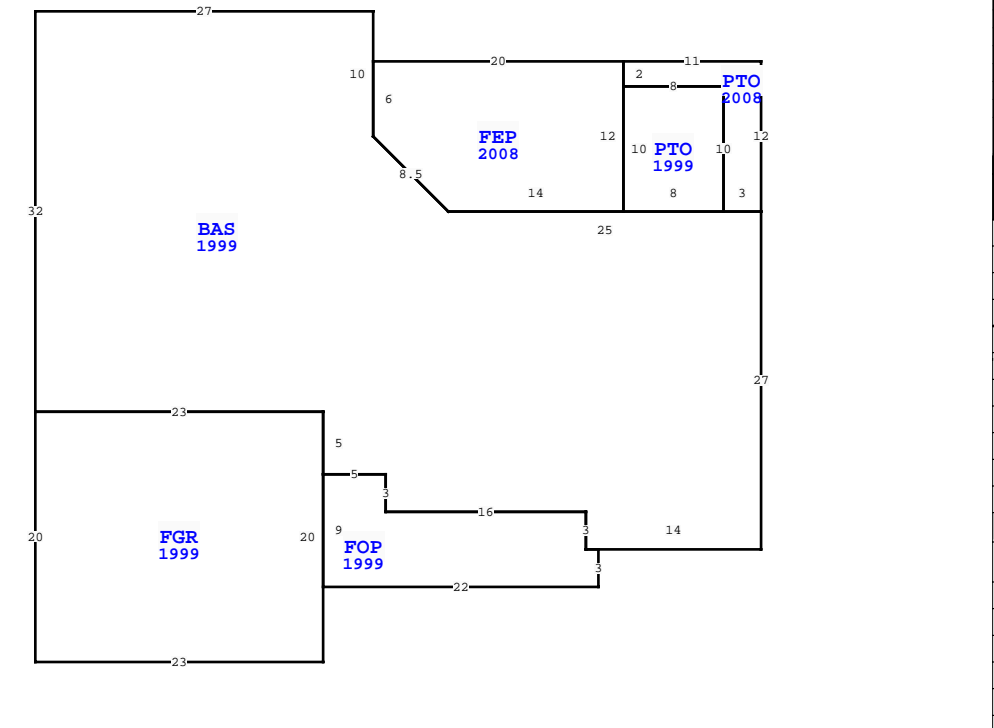
CARRIER ROBERT/CARRIER TAMMIE
 8 DUNCAN DR
 CRAWFORDVILLE, FL 32327

2024

36-3S-02W-182-01763-049

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 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			
0100	01	2,143	124.5000	130.10	278,804	1999	2003	0	0	0	20.00	80.00		



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		223,043	
TOTAL MARKET OB/XF VALUE		2,157	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		270,200	
SOH/AGL Deduction		105,244	
ASSESSED VALUE		164,956	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		114,956	
TOTAL JUST VALUE		270,200	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,958	
FR 5YR CK 6/12/23; EYB TO 2003 FOR NEW ROOF			
5 YR PRCL CK, PU XFOB LN 4			
ADD HX FOR 2015			
CHG MAIL.ADD. PER USPO FORM 3547			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000361	REROOF-CO	0	07/08/2019
025113	HSE	0	05/11/1999

EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,685	100	1999	1,685	175,375
FEP	222	80	2008	178	18,526
FGR	460	50	1999	230	23,938
FOP	144	30	1999	43	4,475
PTO	80	5	1999	4	416
PTO	52	5	2008	3	312
TOTALS	2,643			2,143	223,043

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0935/0782	3/11/2014	WD	U	I	12	149,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CARRIER ROBERT & TA						
0928/0548	12/09/2013	CT	U	I	11	220,000
GRANTOR: CLERK OF COURT / KRAS						
GRANTEE: FEDERAL NATIONAL MO						

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 50 16	800.00		6.60	6.60	100	1999	1999	3	20	1,056	
2	0211	CONCRETE W	0	100 8 3	24.00	SF	6.60	6.60	100	1999	1999	3	20	32	
3	0955	PRIVACY FE	0	100 0 0	40.00	LF	16.50	16.50	100	2004	2004	3	10	66	
4	0625	PORT WD UT	0	100 20 10	200.00	SF	6.60	6.60	100	2017	2017	3	76	1,003	
TOTAL OB/XF															2,157

BUILDING NOTES													
<p>BUILDING DIMENSIONS</p> <p>PTO=[YR=2008] W11 FEP=[YR=2008] W20 S6 D6 R6 E14 N12\$ S2 PTO=[YR=1999] S10 E8 N10 W8\$ E8 S10 E3 BAS=[YR=1999] W25 L6 U6 N10 W27 S32 FGR=[YR=1999] S20 E23 N20 W23\$ E23 S5 E5 S3 E16 S3 FOP=[YR=1999] N3 W16 N3 W5 S9 E22 N3 W1\$ E14 N27\$ N12\$.</p>													

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
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							