

LOT 5 HS P-41-M-3
IN SE COR OF N END OF LOT 5
DB 9 P 511, OR 268 P 845

SIMPSON RONALD G
8066 BARTOW SAUNDERS CIRCLE
DONALSONVILLE, GA 39845

2024

00-00-005-000-06270-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	07	PIER BLOCK	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.100	
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	000		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	2023
DCK	16	10	2023
DCK	16	10	2023
TOTALS	872		

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		66,170	2023	2023	0	0	2.00	98.00	Heated Area: 840 HX Base Yr	
TOTALS	872			844	64,847								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			64,847
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			34,000
TOTAL MARKET VALUE			98,847
SOH/AGL Deduction			7,380
ASSESSED VALUE			91,467
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			91,467
TOTAL JUST VALUE			98,847
NCON VALUE			64,847
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			34,000
PU NCON AND XF 03-28-2023 0625			
5 YR PRCL CK, N/C			
5YR PRCL CK NC			
COA PER FORM 3547			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000250	SHED-CC	0	03/23/2023
23000042	MH-CO	0	02/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1173/0744	10/07/2020	WD Q	Q	V	01	12,000
GRANTOR: MARK PAYNE PERS REP C						
GRANTEE: SIMPSON RONALD G						
1024/0038	1/27/2017	WD U	V	11		100
GRANTOR: FORT DELORISS J BY CL						
GRANTEE: CLYDE K CARTER LIVI						

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	0625	PORT WD UT	0	0	11 32	SF	0.00	0.00	100	2024	2023		100	0	

BUILDING NOTES			
55 RICHARD CREECH RD, CRAWFORDVILLE			

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=30,20] E17 E4 E39 S14 W14 W4 W42 N14 \$													
DCK=[YR=2023;ORIG=47,16] E4 S4 W4 N4 \$													
DCK=[YR=2023;ORIG=72,34] E4 S4 W4 N4 \$													

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	000201	C	MH	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,000							