

WAKULLA RIVER ESTATES UNIT 1  
 BLOCK D LOTS 7, 8, 9, 51 & 52  
 OR 70 P 453 OR 90 P 652

LANE KENNETH S/LANE TRACY M  
 5680 COASTAL HWY  
 CRAWFORDVILLE, FL 32327

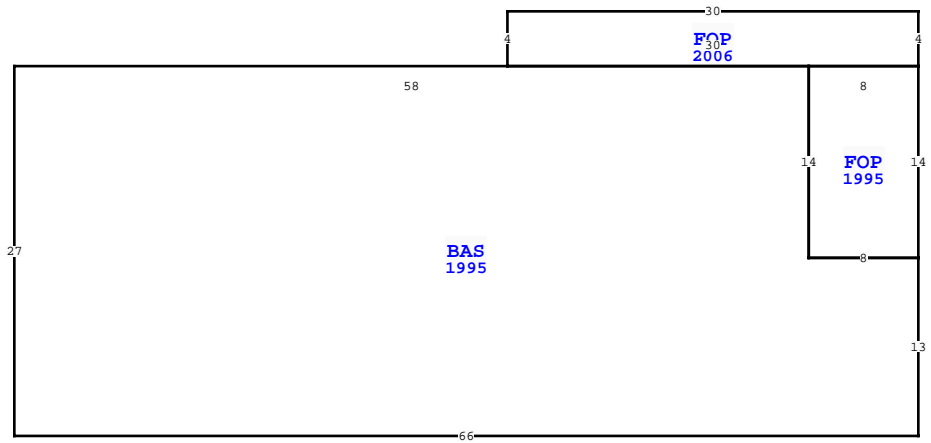
2024

00-00-016-006-06490-051



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
1.	1. 100				
00	N/A 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
1	MKT AREA		12		
6.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1995	1,670	67,072
FOP	112	35	1995	39	1,566
FOP	120	35	2006	42	1,687
TOTALS	1,902			1,751	70,324

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	02	1,751	112.5000	78.75	137,891	1994	1994		0	0	49.00	51.00
1 MOBILE HOM 100% - 2018 Heated Area: 1670 HX Base Yr 2018												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		70,324	
TOTAL MARKET OB/XF VALUE		1,752	
TOTAL LAND VALUE - MARKET		33,750	
TOTAL MARKET VALUE		105,826	
SOH/AGL Deduction		54,839	
ASSESSED VALUE		50,987	
TOTAL EXEMPTION VALUE		HX HB 25,987	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		105,826	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,542	
5YR CK NC JS			
COMBINE PRCL 06457 - 000 & 06458 000			
5 YR PRCL CK, N/C			
ADD HX FOR 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061535	UPGDE ELEC	0	09/22/2006
19591	N/A	0	04/17/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0842	8/18/2017	WD Q	Q	I	05	86,500
GRANTOR: BATES RAYMOND E & LAR						
GRANTEE: LANE KENNETH S & TR						
0637/0452	1/26/2006	WD Q	Q	I		40,000
GRANTOR: GREEN TREE SERVICING,						
GRANTEE: BATES RAYMOND E & L						

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	0620	WOOD UTL B	0	100	20	12			6.00	100	1980	1980	3	20	288	
2	0211	CONCRETE W	0	100	20	10			6.00	100	1980	1980	3	20	240	
3	0130	FIRE PLACE	0	100	0	0			1,300.00	100	1994	1994	3	51	663	
4	0210	CONCRETE D	0	100	23	12			6.00	100	1980	1980	3	20	331	
5	0211	CONCRETE W	0	100	12	16			6.00	100	1980	1980	3	20	230	

BLD DATE		04/13/2018	RTJ/T	LGL DATE	
XF DATE	04/13/2018	RTJ/T	LAND DATE	02/15/2020	JB
INC DATE			AG DATE		

BUILDING NOTES												
5680 COASTAL HWY, CRAWFORDVILLE												

BUILDING DIMENSIONS												
FOP=[YR=2006] W30 S4 E30 FOP=[YR=1995] W8 S14 E8												
BAS=[YR=1995] W8 N14 W58 S27 E66 N13\$ N14\$ 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	100			60.00	119.00	1.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	6,750								
2	000201	C	MH	100			60.00	119.00	1.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	6,750								
3	000000	C	VAC RES	100			60.00	119.00	3.00	LT		1.00	1.00	1.00	6,750.00	6,750.00	20,250								