WAKULLA GARDENS UNIT 5
BLOCK 50 LOTS 53, 54 & 55
OR 77 P 703 OR 105 P 721

O'FARRELL KRYSTAL M
52 W F MAGERS RD
CRAWFORDVILLE, FL 32327

2024

00-00-034-012-09603-053

BUILDING CHARACTERISTICS

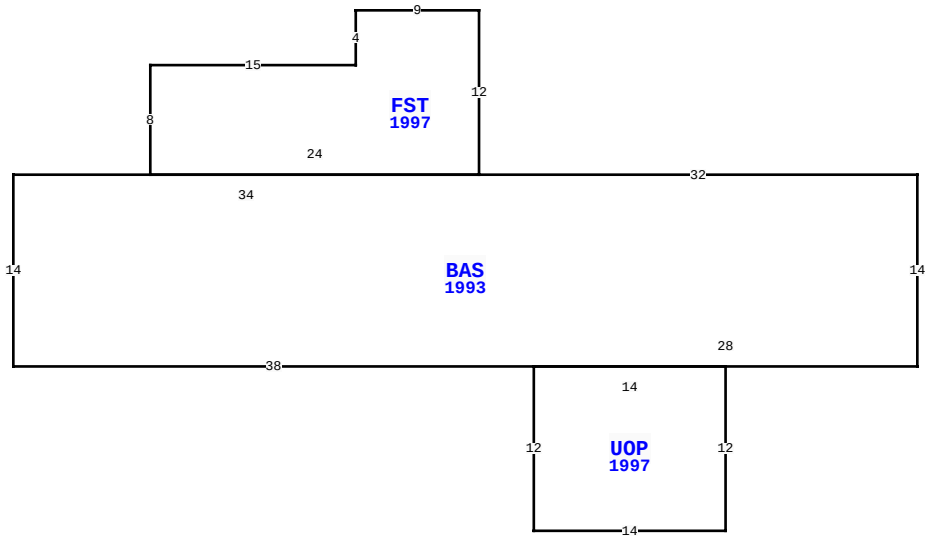
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0200	MOBILE HOME
MAP NUM	4	MKT AREA 10
NEIGHBORHOOD/LOC	12.00	1.20/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	25,101
FST	228	65	1997	148	4,020
UOP	168	25	1997	42	1,141
TOTALS	1,320			1,114	30,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,114	66.0000	55.44	61,760	1984	1992	0	0	0	51.00	49.00

1 MOBILE HOM 100% - 2021 Heated Area: 924 HX Base Yr 2021



BLD DATE	09/30/2019	RTJT	LGL DATE
XF DATE	09/30/2019	RTJT	LAND DATE 03/09/2008 JBHC
INC DATE			AG DATE

52 W F MAGERS RD, CRAWFORDVILLE

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	0001	BLOCK UTIL	0	100	8	15	120.00	SF	16.00	16.00	100	1988	1988	3	20	384	
2	0700	PORT BLDG	0	100	10	20	200.00	SF	8.00	8.00	100	1996	1996	3	53	848	
3	0211	CONCRETE W	0	100	0	0	336.00	SF	6.00	6.00	100	1997	1997	3	20	403	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		30,262
TOTAL MARKET OB/XF VALUE		1,635
TOTAL LAND VALUE - MARKET		40,800
TOTAL MARKET VALUE		72,697
SOH/AGL Deduction		29,985
ASSESSED VALUE		42,712
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,712
TOTAL JUST VALUE		72,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,752

2021 HX APPLIED O'FARRELL

MLD LATE FILE APPRVL LETTER

5 YR PRCL CK, PU XFOB LN 3, DEL XFOB LN 4

TERESA M OFARRELL DOD 6-10-2017 OR 1054 P 474

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/0475	9/29/2017	WD	U	I	11	100
GRANTOR: O'FARRELL CHARLES K A						
GRANTEE: O'FARRELL KRYSTAL M						
0264/0513	11/01/1995	WD	Q	I		26,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FST=[YR=1997] N12 W9 S4 W15 S8 E24$ W34 S14 E38 UOP=[YR=1997] S12 E14 N12 W14$ E28 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,635

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	000201	C	MH	100			0.00	0.00	3.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	40,800							

REVIEW DATE 09/30/2019 BY RTJT Total Acres: 0.00 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 04/29/2026 BY SYS