RUSTLING PINES
LOT 22 & 23
OR 170 P 21 OR 242 P 780

KEITH JASON D
402 NE AVE H 3RD ST
CARRABELLE, FL 32322

2024

00-00-036-103-09671-022

BUILDING CHARACTERISTICS

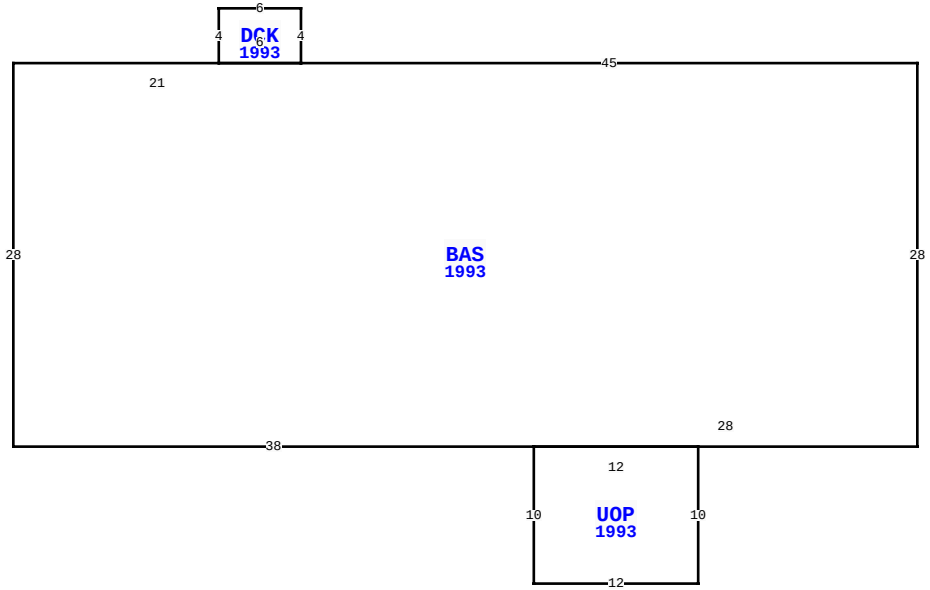
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	08	FAIR
DOR CODE	0200	MOBILE HOME
MAP NUM	4	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1993	1,848	65,941
DCK	24	10	1993	2	71
UOP	120	25	1993	30	1,071
TOTALS	1,992			1,880	67,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,880	108.4500	75.92	142,730	1990	1990	0	0	0	53.00	47.00

1 MOBILE HOM 0% - 0 Heated Area: 1848 HX Base Yr



144 LESLIE CIR, CRAWFORDVILLE

BLD DATE	11/07/2018	FRJT	LGL DATE		
XF DATE	11/07/2018	FRJT	LAND DATE	11/07/2018	FRJT
INC DATE			AG DATE		

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	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1990	1990	3	47	611	
2	0625	PORT WD UT	0	0	8	10	80.00	SF	6.00	6.00	100	1991	1991	3	20	96	
3	0940	OPEN SHED	0	0	8	8	64.00	SF	4.00	4.00	100	1991	1991	3	20	51	
4	0940	OPEN SHED	0	0	8	10	80.00	SF	4.00	4.00	100	1991	1991	3	20	64	
5	0080	4' CHAINLI	0	0	0	0	272.00	LF	13.00	13.00	100	1993	1993	3	20	707	
8	0625	PORT WD UT	0	0	10	24	240.00	SF	0.00	0.00	100	2024	2019	AV	85	0	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,083
TOTAL MARKET OB/XF VALUE	1,529
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	108,612
SOH/AGL Deduction	44,869
ASSESSED VALUE	63,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,743
TOTAL JUST VALUE	108,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,216

5 YR CH FR 2/23/23
5 YR PRCL CK, N/C
XFOB LN 5, DEL XFOB LN 6
CHG BEDS, QUAL, CHG CODE XFOB LN 2, CHG LF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052016	A/C	0	12/15/2005
20051652	MOVE MH	0	10/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/0661	7/11/2024	WD	Q	I	01	129,000
GRANTOR: MORENO ANDRES						
GRANTEE: KEITH JASON D						
0609/0313	7/21/2005	WD	Q	I	01	60,900
GRANTOR: THE CIT GROUP/CONSUME						
GRANTEE: MORENO ANDRES & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 DCK=[YR=1993] N4 W6 S4 E6$ W21 S28 E38
UOP=[YR=1993] S10 E12 N10 W12$ E28 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,529

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	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 02/23/2023 BY FRAK Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 06/24/2026 BY SYS