WAKULLA GARDENS UNIT 3
BLOCK 21 LOT 18
OR 14 P 112

BULLDOG PROPERTY SOLUTIONS INC
1003 BURNING TREE WAY
TALLAHASSEE, FL 32317

2024

00-00-043-010-08890-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	07	VYL PLANK 100
Heating Type	03	FORCED AIR 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
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	10.00	1.20/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2022	728	28,490
DCK	64	10	2022	6	235
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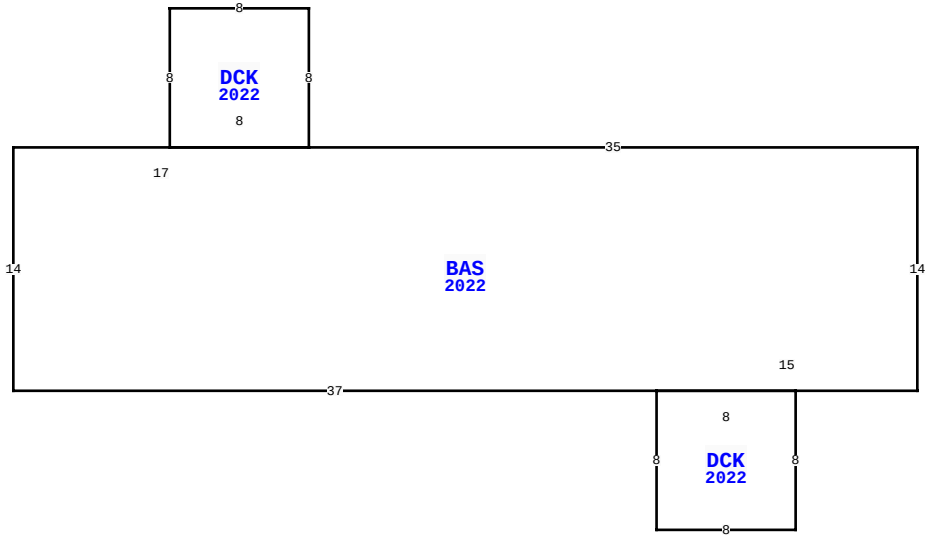
TOTALS	856			740	28,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	740	89.6000	75.26	55,692	1990	1995	0	0	0	48.00	52.00

2 MOBILE HOM 0% - 2023 Heated Area: 728 HX Base Yr



74 MAIDO ST, CRAWFORDVILLE

BLD DATE	06/20/2013	FRSR	LGL DATE	01/03/2018	JBHC
XF DATE	09/05/2018	RTJT	LAND DATE		
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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,960
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,650
TOTAL MARKET VALUE	36,610
SOH/AGL Deduction	4,509
ASSESSED VALUE	32,101
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,101
TOTAL JUST VALUE	36,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,183

AND CABINETS
FR PU USED MH CH EYB DUE TO NEW ROOF FLOORING
5 YR PRCL CK, DEL XFOB LN 1
2017 TRIM RETURNED/UTF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000866	MH-CO	0	08/25/2022
20061766	A/C	0	11/08/2006
20061641	DWMH - CO	0	10/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1273/0607	7/12/2022	WD	Q	V	01	7,300
GRANTOR: MCKENZIE ROBERT & SAM						
GRANTEE: BULLDOG PROPERTY SO						
1201/0541	4/06/2021	WD	Q	V	01	7,000
GRANTOR: FARKAS LORI						
GRANTEE: MACKENZIE ROBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W35 DCK=[YR=2022] N8 W8 S8 E8$ W17 S14 E37
DCK=[YR=2022] S8 E8 N8 W8$ E15 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							

REVIEW DATE 12/20/2022 BY FRLW Total Acres: 0.11 Total Land Value: 7,650 Market: 0 Agricultural: 0 Common: 7,650 PRINTED 05/13/2026 BY SYS