

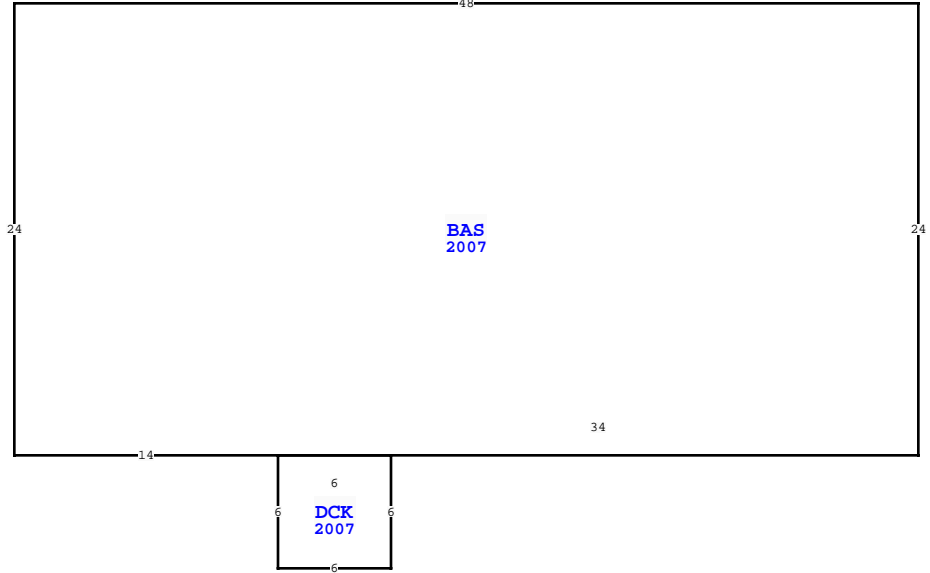
WAKULLA GARDENS UNIT 3
 BLOCK 24 LOT 9 OR 16 P 239
 OR 473 P 361 OR 683 P 78

MORNING LARK LLC
 294 ELM RIDGE LOOP
 CRAWFORDVILLE, FL 32327

2024

00-00-043-010-09012-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	02	WALL BD/WD	100
Interior Floo	07	VYL PLANK	90
Interior Floo	11	CLAY TILE	10
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	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	10.00	1.20/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	2007
DCK	36	10	2007
TOTALS	1,188		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,156	100.6200	84.52	97,705	1997	1997	0	0	46.00	54.00
1 MOBILE HOM 0% - 0 Heated Area: 1152 HX Base Yr											
											
232 MOHAVE RD, CRAWFORDVILLE											
BLD DATE	09/12/2018	RTJT	LGL DATE	01/03/2018	JBHC						
XF DATE	09/12/2018	RTJT	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			52,761
TOTAL MARKET OB/XF VALUE			4,129
TOTAL LAND VALUE - MARKET			7,650
TOTAL MARKET VALUE			64,540
SOH/AGL Deduction			14,524
ASSESSED VALUE			50,016
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			50,016
TOTAL JUST VALUE			64,540
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			48,136
FR 5 YR CK, CH FLOR, DEMO XFOB			
COA PER OWNER IN OFFICE			
COA COOWNER BERN PEARSON IN OFFICE			
XFOB LN 2-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000345	ROOF OVER-CO	0	03/27/2018
20061908	DWMH - CO	0	11/30/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1026/0257	2/07/2017	QC	U	I	11	100
GRANTOR: PEARSON INGRID H AS T						
GRANTEE: MORNING LARK LLC						
0946/0498	7/07/2014	WD	U	I	12	27,500
GRANTOR: CENTENNIAL BANK						
GRANTEE: PEARSON BERN A & IN						

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
2	0130	FIRE PLACE	0	0 0	1.00	UT	1,300.00	1,300.00	100	1997	1997	3	54	702	
3	0955	PRIVACY FE	0	0 0	332.00	LF	15.00	15.00	100	2009	2009	3	55	2,739	
4	0700	PORT BLDG	0	0 10	100.00	SF	8.00	8.00	100	2016	2016	3	86	688	
TOTAL OB/XF												4,129			

BUILDING NOTES											
BAS=[YR=2007] W48 S24 E14 DCK=[YR=2007] S6 E6 N6 W6\$ E34 N24\$.											

BUILDING DIMENSIONS											
BAS=[YR=2007] W48 S24 E14 DCK=[YR=2007] S6 E6 N6 W6\$ E34 N24\$.											

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			60.00	120.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							