

WAKULLA GARDENS UNIT 3  
 BLOCK 27 LOTS 4 & 5  
 OR 43 P 828 OR 99 P 214

LYNN MARCUS ANDERSON/NGUYEN NGUYEN T  
 131 SQUAW ROAD  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-043-010-09044-000

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	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
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	1,216	100	2015
TOTALS	1,216		1,216
			53,779

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,216	101.2500	85.05	103,421	1995	1995	0	0	48.00	52.00		
2 MOBILE HOM 0% - 0 Heated Area: 1216 HX Base Yr													
131 SQUAW RD, CRAWFORDVILLE													
BLD DATE	09/20/2018	RTJT	LGL DATE										
XF DATE	01/21/2014	FRSR	LAND DATE	01/03/2018	JBHC								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			53,779
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			69,079
SOH/AGL Deduction			31,324
ASSESSED VALUE			37,755
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			37,755
TOTAL JUST VALUE			69,079
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			51,628
FR 5 YR CK, DEMO SPCD AP, CH RCVR			
5 YR PRCL CK, N/C			
2018 TRIM RET'D NOT DELIVERABLE UTF			
5 YR PRCL CH, PU USED MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000074	MH SETUP-CO	0	02/18/2015
022392	N/A	0	06/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1099/0313	1/24/2019	WD	Q	I	01	38,000
GRANTOR: LOPEZ LIANA						
GRANTEE: LYNN MARCUS ANDERSON						
1036/0275	5/25/2017	WD	Q	I	01	25,000
GRANTOR: NGUYEN NICKH & NGYEN						
GRANTEE: LOPEZ LIANA						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2015] W76 S16 E76 N16\$.

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	DPHT 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							
2	000000	C	VAC RES	0			60.00	120.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							