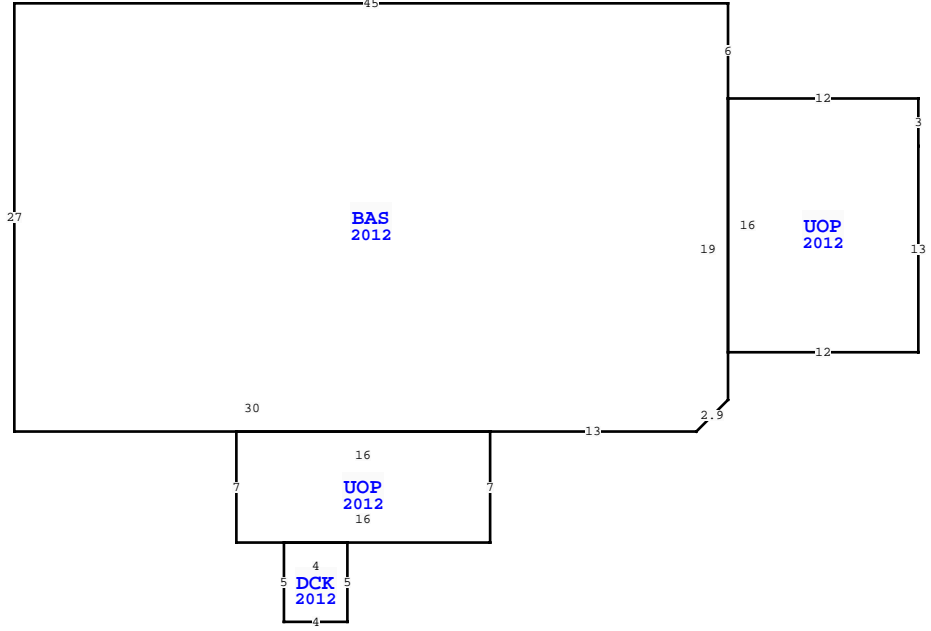




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	03	CONCR STEM	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT VINYL	20		
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	03	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	1,213	100	2012	1,213	97,331
DCK	20	10	2012	2	161
UOP	112	25	2012	28	2,246
UOP	192	25	2012	48	3,851
TOTALS	1,537			1,291	103,590

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HOM	0%	- 2023									Heated Area: 1213 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			103,590
TOTAL MARKET OB/XF VALUE			1,595
TOTAL LAND VALUE - MARKET			7,650
TOTAL MARKET VALUE			112,835
SOH/AGL Deduction			39,871
ASSESSED VALUE			72,964
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			72,964
TOTAL JUST VALUE			112,835
NCON VALUE			1,240
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,639
FR 5YR CK 2/24/23; PU NEW TRAV; CHG EXW, FNDTN; R			
DC KATHERINE ANN PECKHAM OR 1195 P 275			
5 YEAR PARCEL CHECK N/C			
5 YR PRCL CH, PU NEW DWMH & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000626	ROOF OVER-CC	0	07/10/2015
2012470	SCREEN RM/PORCH	0	07/18/2012
2012398	MECH	0	06/21/2012
2012347	MH SETUP-CO	0	06/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/0277	7/19/2024	QC	U	I	11	100
GRANTOR: PECKHAM TRACY						
GRANTEE: JMPE VENTURES LLC						
1266/0587	5/23/2022	QC	U	I	30	100
GRANTOR: PECKHAM JOHN M & TRAC						
GRANTEE: PECKHAM TRACY D						

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
1	0211	CONCRETE W	0	0	13	5	65.00	SF	6.00	6.00	100	2012	2012	3	52	203	
2	0211	CONCRETE W	0	0	25	4	100.00	SF	6.00	6.00	100	2012	2012	3	52	312	
3	0210	CONCRETE D	0	0	25	10	250.00	SF	6.00	6.00	100	2024	2016	AV	72	1,080	

TOTAL OB/XF													
6 KLAMATH ST, CRAWFORDVILLE													
BLD DATE	04/13/2018	RTJ/T	LGL DATE	01/03/2018	JBHC								
XF DATE	04/13/2018	RTJ/T	LAND DATE										
INC DATE			AG DATE										

BUILDING NOTES													
BAS=[YR=2012;ORIG=0,0] W45 S27 E30 E13 U2R2 N19 N6 \$													
UOP=[YR=2012;ORIG=0,6] S16 E12 N13 N3 W12 \$													
UOP=[YR=2012;ORIG=-15,27] W16 S7 E16 N7 \$													
DCK=[YR=2012;ORIG=-28,34] E4 S5 W4 N5 \$													

LAND DESCRIPTION																								
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			45.00	103.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							