

A PRCL LOCATED IN THE SW/C OF  
 LOT44 HS BEING .55 ACRES M/L  
 DESC IN OR 577 P 210

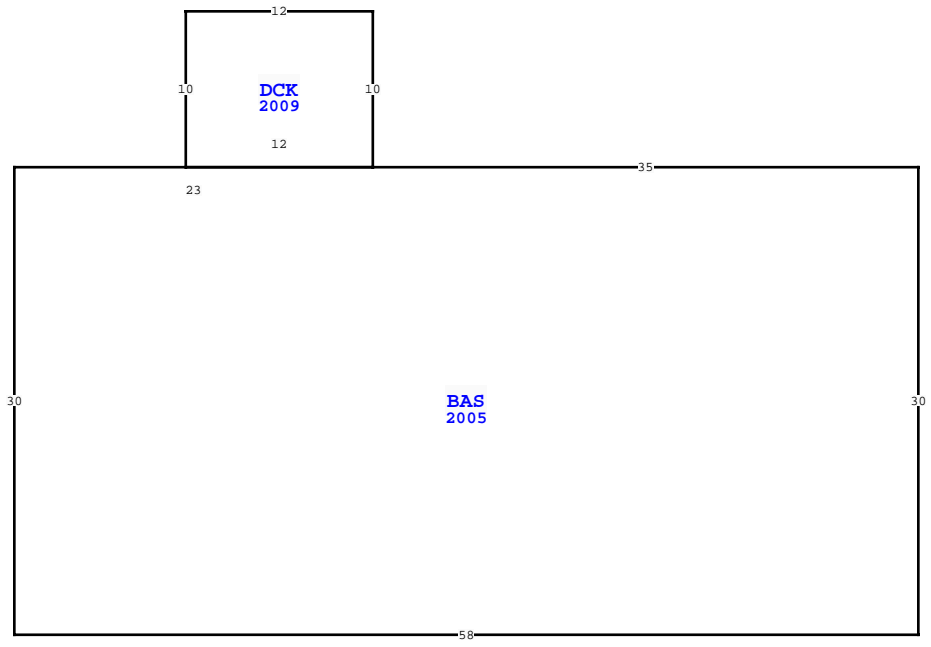
MCDONALD AVERY A/  
 8 BROWN DONALDSON RD  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-044-000-09826-000

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	03	COMP SHNGL	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		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	08		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2005	1,740	35,350
DCK	120	10	2009	12	244
TOTALS	1,860			1,752	35,594

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
1	MOBILE HOM	100%	- 2022								
				Heated Area: 1740			HX Base Yr 2022				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		35,594	
TOTAL MARKET OB/XF VALUE		832	
TOTAL LAND VALUE - MARKET		5,500	
TOTAL MARKET VALUE		41,926	
SOH/AGL Deduction		10,712	
ASSESSED VALUE		31,214	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		6,214	
TOTAL JUST VALUE		41,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		30,305	
ADDED SPOUSE INFO			
NEED SPOUSE SS#			
MC OR 1276 P 15 JOSEPH BROWN			
ADD PD OF 30% PER TB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/0373	11/16/2021	QC	U	I	11	100
GRANTOR: DONALDSON LEONARD B						
GRANTEE: MCDONALD AVERY A						
0577/0210	1/31/2005	QC	Q	V	01	100
GRANTOR: MCDONALD AVERY, KENDA						
GRANTEE: DONALDSON LEONARD						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2005	2005	3	64	832	

BLD DATE		09/10/2021	TBNM	LGL DATE
XF DATE	05/08/2019	FRJT	LAND DATE	05/08/2019
INC DATE			AG DATE	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2005] W35 DCK=[YR=2009] N10 W12 S10 E12\$ W23 S30 E58 N30\$.											

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	100			0.00	0.00	0.55	AC		1.00	1.00	1.00	10,000.00	10,000.00	5,500							