

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

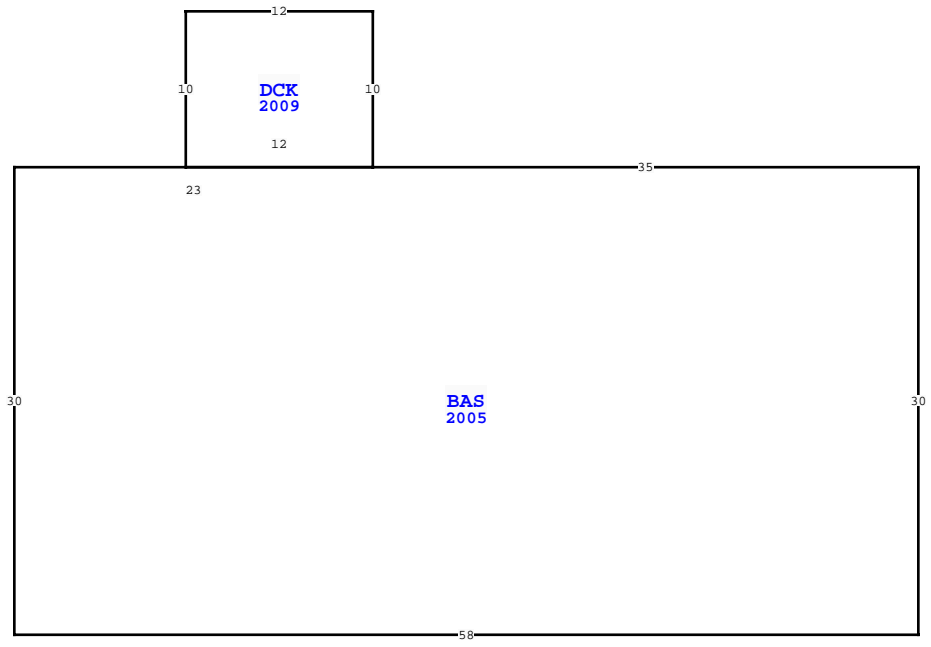
MCDONALD AVERY A/
 8 BROWN DONALDSON RD
 CRAWFORDVILLE, FL 32327

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
BAS	1,740	100	2005
DCK	120	10	2009
TOTALS	1,860		

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				PAGE 1 of 1	3	
VALUATION SUMMARY						
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2005] W35 DCK=[YR=2009] N10 W12 S10 E12\$ W23 S30 E58 N30\$.						

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	

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							