

LOT 45 HS P-7-M-12  
 AN UNDIVIDED 1/2 INT IN 122 AC  
 LYING ACROSS N END OF LAND

WASHINGTON ROSA  
 P O BOX 1511  
 CRAWFORDVILLE, FL 32326

**2024**

00-00-045-000-09837-000

BUILDING CHARACTERISTICS	
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 08
NEIGHBORHOOD/LOC	000 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,356
DCK	144
FSP	200
TOTALS	2,700

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HOM	100% - 1997		70.88	176,491	1996	1996	0	0	0	47.00	53.00	
Heated Area: 2356 HX Base Yr 1997													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	2,356	100	1996	2,356	88,506								
DCK	144	10	2015	14	526								
FSP	200	60	2003	120	4,508								
TOTALS	2,700			2,490	93,540								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				93,540		
TOTAL MARKET OB/XF VALUE				2,671		
TOTAL LAND VALUE - MARKET				10,000		
TOTAL MARKET VALUE				106,211		
SOH/AGL Deduction				58,133		
ASSESSED VALUE				48,078		
TOTAL EXEMPTION VALUE				HX HB SX DX WX 48,078		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				106,211		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				80,382		
2023 H3 OK						
MARILYN NELSON (OWNS 09836-005 48 HOLYGHOST)						
H3 HX CARD RETURNED TO REMOVE HX SIGNED BY						
CORRECT SPELLING OF LAST NAME						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
15000356	MECH	0	04/27/2015			
021737	N/A	0	01/03/1997			
021675	N/A	0	12/12/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0286/0789	11/01/1996	WD	U	V		100
GRANTOR: WASHINGTON ROSA & SHER						
GRANTEE:						
0155/0943	7/01/1989	QC	U	V		100
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1996] W28 DCK=[YR=2015] N12 W12 S12 E12\$ W48 S31 E40						
FSP=[YR=2003] S10 E20 N10 W20\$ E36 N31\$.						

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	0700	PORT BLDG	0 100	30	12	360.00	UT	8.00	8.00	100	2002	2002	3	59	1,699	
2	0700	PORT BLDG	0 100	10	6	60.00	SF	8.00	8.00	100	2002	2002	3	59	283	
3	0130	FIRE PLACE	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	1996	1996	3	53	689	
TOTAL OB/XF														2,671		

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							