

LOT 45 HS P-16-M-12  
1 AC M/L IN THE WEST 1/2 OF  
THE EAST 1/2 OF NE1/4 OF HS45

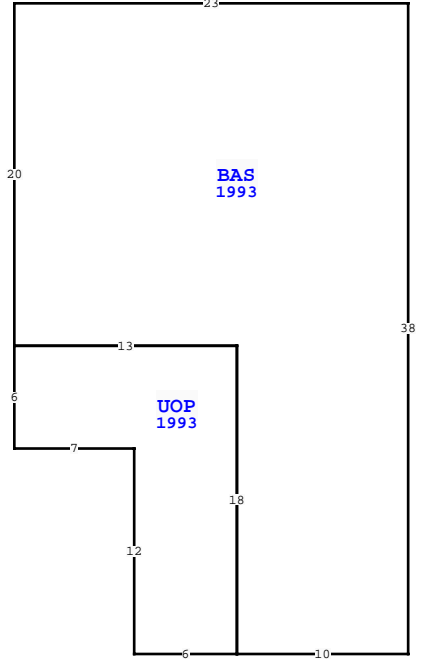
MILLS CHRISTINE ESTATE  
289 BROWN-DONALDSON RD  
CRAWFORDVILLE, FL 32327

**2024**

00-00-045-000-09846-000

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	01	WOOD FRAME	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	04	SINGLE SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	02	WALL BD/WD	100		
Interior Floo	09	PINE WOOD	100		
Heating Type	02	CONVECTION	100		
Air Condition	01	NONE	100		
Bedrooms		3	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	10	POOR	100		
Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
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	640	100	1993	640	8,578
UOP	150	20	1993	30	402
TOTALS	790			670	8,981

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	670	35.2750	33.51	22,452	1950	1950	0	0	60.00	40.00		
1 SINGLE FAM 0% - 0 Heated Area: 640 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			23,636
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			33,636
SOH/AGL Deduction			0
ASSESSED VALUE			33,636
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			33,636
TOTAL JUST VALUE			33,636
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,565
JS 5YR CK SFD COND IS POOR 11/9/2023			
DC OR 1286 P 482 CHRISTINE MILLS			
5 YR PRCL CH, N/C			
CHG BATHS & BEDS CARD 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29275	SWMH	0	07/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0382/0379	6/07/2000	QC	U	I		100
GRANTOR: MILLS CHRISTINE						
GRANTEE:						

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
289 BROWN-DONALDSON RD, CRAWFORDVILLE																
										BLD DATE	05/17/2019	FRSR	LGL DATE	05/17/2019	FRSR	
										XF DATE	10/24/2014	FRSR	LAND DATE			
										INC DATE			AG DATE			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W23 S20 UOP=[YR=1993] S6 E7 S12 E6 N18 W13 \$ E13 S18 E10 N38\$ .									

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	000100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

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 CRAWFORDVILLE, FL 32327

2024

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structure	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	08	SHT VINYL	100
Heating Type	03	FORCED AIR	100
Air Condition	02	WINDOW	100
Bedrooms		3	100
Bathrooms		1.5	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	696	100	2003
TOTALS	696		14,655

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	696	75.2000	52.64	36,637	1978	1978	0	0	60.00	40.00
2 MOBILE HOM		0%	- 0	Heated Area: 696				HX Base Yr			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">58</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">58</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">12</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">12</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2003</p> </div> </div>											
BLD DATE	05/17/2019	FRSR	LGL DATE	05/17/2019	FRSR						
XF DATE	10/24/2014	FRSR	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
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Tax Group: 3				Tax Dist:		
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ASSESSED VALUE				33,636		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				33,636		
TOTAL JUST VALUE				33,636		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				45,565		
5 YR PRCL CH, PU FNDN & FRME CARD 1, PU FNDN						
5 YR PRCL CK						
CD-1 PU BDRMS, DEMO XFOB#1, CHG EXW CD-1 & 2;						
LAND VAL CHG						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0382/0379	6/07/2000	QC	U	I		100
GRANTOR: MILLS CHRISTINE						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2003] W58 S12 E58 N12\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0												
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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

TOTAL OB/XF												0												
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