

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

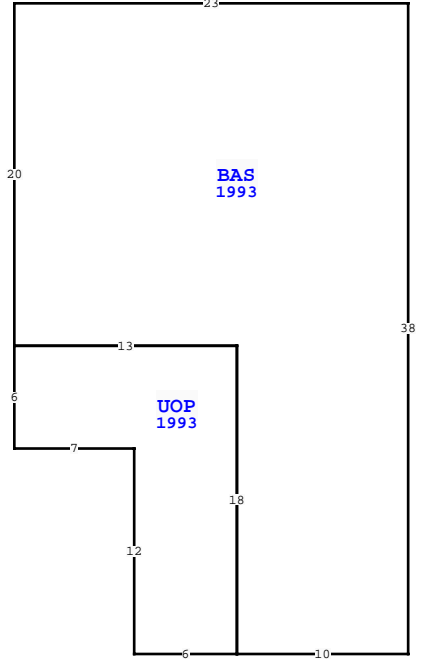
MILLS CHRISTINE ESTATE  
289 BROWN-DONALDSON RD  
CRAWFORDVILLE, FL 32327

**2024**

00-00-045-000-09846-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
04	SINGLE SID 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
02	WALL BD/WD 100				
09	PINE WOOD 100				
02	CONVECTION 100				
01	NONE 100				
3	100				
1	100				
0	100				
1.1	100				
0	100				
10	POOR 100				
02	BELOW AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	08			
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		0		
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:				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1993] W23 S20 UOP=[YR=1993] S6 E7 S12 E6 N18 W13 \$ E13 S18 E10 N38\$ .				

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

LAND DESCRIPTION																								
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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**2024**

00-00-045-000-09846-000

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
2	MOBILE HOM	0%	0		36,637	1978	1978	0	0	60.00	40.00
				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	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		23,636				
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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			
<b>SALES DATA</b>						
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:						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
289 BROWN-DONALDSON RD, CRAWFORDVILLE																
TOTALS 696 696 14,655																

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
REVIEW DATE 11/09/2023 BY JSLW Total Acres: 1.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 07/01/2026 BY SYS																								