BULL SINK LOT 19
OR 60 P 34 OR 74 P 258
OR 83 P 159, 160 OR 84 P 159

BAKER CHARLES PRICE
44 SINK DR
CRAWFORDVILLE, FL 32327

2024

00-00-045-135-09848-022

BUILDING CHARACTERISTICS

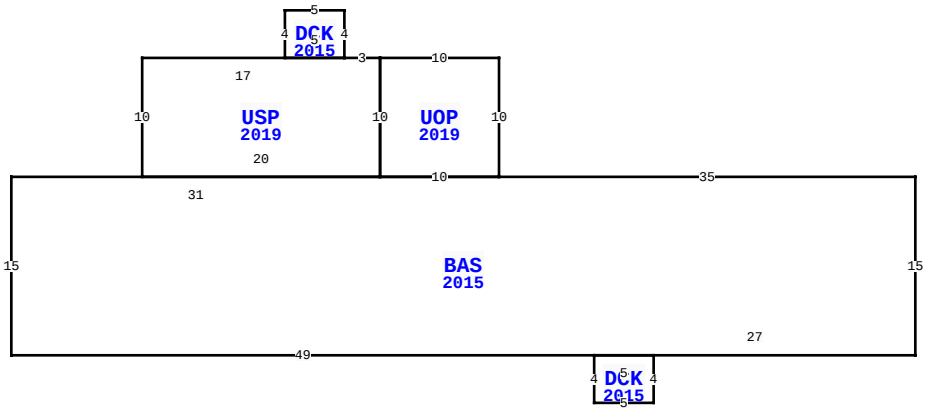
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
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	1,140	100	2015	1,140	72,059
DCK	20	10	2015	2	127
DCK	20	10	2015	2	127
UOP	100	25	2019	25	1,580
USP	200	50	2019	100	6,321
TOTALS	1,480			1,269	80,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,269	107.5000	75.25	95,492	2015	2015	0	0	0	16.00	84.00

1 MOBILE HOM 100% - 2020 Heated Area: 1140 HX Base Yr 2020



BLD DATE	09/05/2019	FRSR	LGL DATE	
XF DATE	05/30/2019	FRJT	LAND DATE	05/30/2019 FRJT
INC DATE			AG DATE	

44 SINK DR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	80,213
TOTAL MARKET OB/XF VALUE	1,856
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	149,569
SOH/AGL Deduction	51,476
ASSESSED VALUE	98,093
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	48,093
TOTAL JUST VALUE	149,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,500

OR 648 P 826 SPLIT LOT 18 & 19.
OR 1177 P 577 INCLUDES LEGAL DESC LOT 19.
5 YR PRCL CK, PU XFOB LN 2.
ADD HX FOR 2020-BAKER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001069	PORCH-CO	0	07/26/2019
15000978	MH SETUP-CO	0	10/21/2015
2012813	GAS	0	12/05/2012
2012353	MH SETUP-CO	0	06/05/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1177/0577	11/05/2020	CT	P	I	98	100
GRANTOR: HEIRS OF SARA PATTON						
GRANTEE: MADISON ALAMOSA HEC						
1099/0557	1/31/2019	WD	Q	I	01	87,000
GRANTOR: BANNISTER ROGER & JAN						
GRANTEE: BAKER CHARLES PRICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W35 UOP=[YR=2019] N10 W10 S10 E10$ W10
USP=[YR=2019] N10 W3 DCK=[YR=2015] N4 W5 S4 E5$ W17 S10 E20$
W31 S15 E49 DCK=[YR=2015] S4 E5 N4 W5$ E27 N15$.

EXTRA FEATURES

LN	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	0055	PORTABLE C	0	100	24	25	600.00	SF	3.00	3.00	100	2019	2019	3	85	1,530	
2	0625	PORT WD UT	0	100	8	8	64.00	SF	6.00	6.00	100	2019	2019	3	85	326	

LAND DESCRIPTION

TOTAL OB/XF 1,856

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RR1	0.00	0.00	1.00	LT		1.00	1.00	1.50	45,000.00	67,500.00	67,500							

REVIEW DATE 05/30/2019 BY FRJT Total Acres: 3.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 05/06/2026 BY SYS