

BULL SINK LOT 25
OR 283 P 873
OR 570 P 457 OR 589 P 182

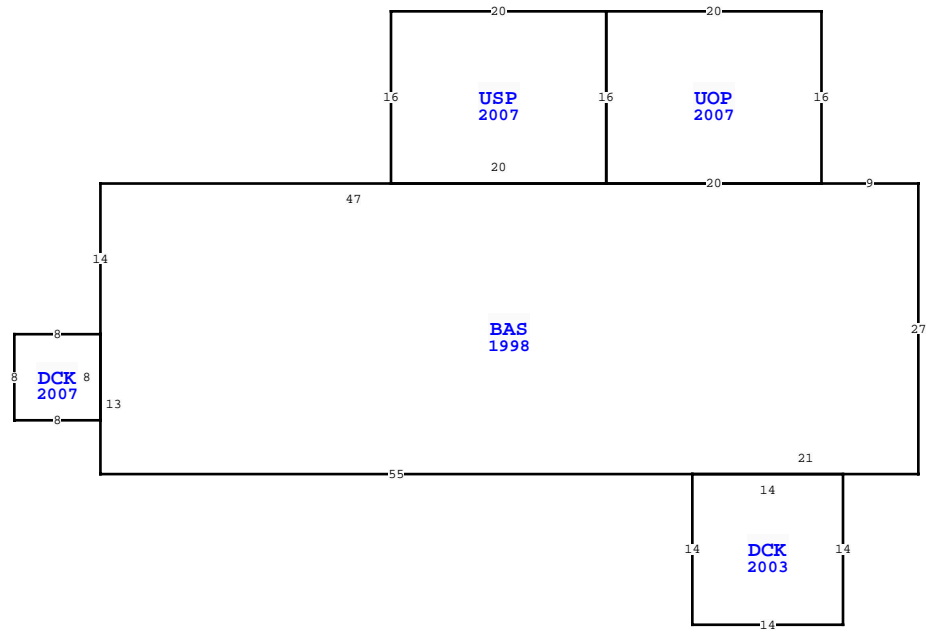
NICHOLS RICHARD P/ARBAN PATTIE
253 TURKEY RUN RD
CRAWFORDVILLE, FL 32327

2024

00-00-045-135-09848-028

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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	2,318	107.5000	75.25	174,430	1997	1997	0	0	46.00	54.00
1 MOBILE HOM 100% - 2007 Heated Area: 2052 HX Base Yr 2007											



Quality		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	2,052	100	1998	2,052	83,383
DCK	196	10	2003	20	813
DCK	64	10	2007	6	244
UOP	320	25	2007	80	3,251
USP	320	50	2007	160	6,502
TOTALS	2,952			2,318	94,192

WAKULLA COUNTY PROPERTY				PAGE 1 of 1				3
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				94,192				
TOTAL MARKET OB/XF VALUE				980				
TOTAL LAND VALUE - MARKET				90,000				
TOTAL MARKET VALUE				185,172				
SOH/AGL Deduction				118,018				
ASSESSED VALUE				67,154				
TOTAL EXEMPTION VALUE				HX HB 42,154				
BASE TAXABLE VALUE				25,000				
TOTAL JUST VALUE				185,172				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				162,956				
5 YR PRCL CK, CHG QUAL								
5 YR PRCL CH, PU FNDN, CHG QUAL								
PU NEW TRAV,FRM;CHG XFOB#1-2;5 YR PRCL CK								
NEW TRAV, CK PERMIT, PU XFOB LN 2								
PERMIT NUM	DESCRIPTION	AMT	ISSUED					
19001276	ROOF OVER	0	09/11/2019					
2005798	A/C	0	06/09/2005					
2005750	ELEC	0	06/02/2005					
022202	N/A	0	04/29/1997					
022187	N/A	0	04/24/1997					

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0661/0031	5/17/2006	WD Q	Q	I		105,900	
GRANTOR: SHRIVER ALFRED S & DE							
GRANTEE: RICHARD P NICHOLS &							
0589/0182	4/21/2005	WD Q	Q	I	01	61,643	
GRANTOR: BANKERS TRUST CO.							
GRANTEE: SHRIVER							

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	0	1.00	UT	1,300.00	100	1998	1998	3	55	715	
2	0625	PORT WD UT	0	100	16	12	192.00	SF	6.00	100	2004	2004	3	23	265	

TOTAL OB/XF												980					
BLD DATE	05/30/2019	FRJT	LGL DATE	05/30/2019	FRJT	LAND DATE	05/30/2019	FRJT	INC DATE								

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W9 UOP=[YR=2007] N16 W20 S16 E20\$ W20											
USP=[YR=2007] N16 W20 S16 E20\$ W47 S14 DCK=[YR=2007] W8 S8											
E8 N8\$ S13 E55 DCK=[YR=2003] S14 E14 N14 W14\$ E21 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												980					
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		RR1	0.00	0.00	1.00	LT		1.00	1.00	2.00	45,000.00	90,000.00	90,000												