

BULL SINK
 LOT 29
 OR 60 P 34 & OR 74 P 258

MESSINA AUDREY D/MESSINA ANTHONY JAMES
 181 TURKEY RUN RD
 CRAWFORDVILLE, FL 32327

2024

00-00-045-135-09848-032

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	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	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
BAS	1,216	100	2010
DCK	9	10	2010
DCK	9	10	2010
TOTALS	1,234		

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% - 0		78.75	95,918	1999	1999		0	44.00	56.00
Heated Area: 1216 HX Base Yr											
BLD DATE 08/17/2021 FRFR LGL DATE 08/17/2021 FRFR XF DATE 08/17/2021 FRFR LAND DATE 08/17/2021 FRFR INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			53,714
TOTAL MARKET OB/XF VALUE			2,234
TOTAL LAND VALUE - MARKET			81,000
TOTAL MARKET VALUE			136,948
SOH/AGL Deduction			79,541
ASSESSED VALUE			57,407
TOTAL EXEMPTION VALUE	HX HB WX		37,407
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			136,948
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,971
2023 EB CHANGED TO LOT FROM ACRES			
CH RCVR,PU XFOB LN 2,3			
5 YR PRCL CH, N/C			
RP#12616891 1999 SWMH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000359	CARPORT-CO	0	04/15/2021
20000275	ROOF OVER-CO	0	06/26/2020
18000336	MECH-CO	0	08/28/2018
2010326	MECH	0	05/11/2010
2010315	MH SET UP-CO	0	05/06/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0896/0064	12/11/2012	WD	U	I	11	100
GRANTOR: MESSINA AUDREY D						
GRANTEE: MESSINA AUDREY D &						
0356/0535	6/28/1999	WD	U	I		8,700
GRANTOR: MESSINA LESLIE J & AU						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	OPEN SHED	0 100	10	30	300.00	SF	4.00	4.00	100	1989
2	0940	OPEN SHED	0 100	10	10	100.00	SF	4.00	4.00	100	2018
3	0055	PORTABLE C	0 100	24	25	600.00	SF	3.00	3.00	100	2021
TOTALS											

BUILDING NOTES											
181 TURKEY RUN RD, CRAWFORDVILLE											

BUILDING DIMENSIONS											
BAS=[YR=2010] W12 DCK=[YR=2010] N3 W3 S3 E3\$ W64 S16 E41											
DCK=[YR=2010] S3 E3 N3 W3\$ E35 N16\$.											

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
1	000201	C	MH	100		RR1	0.00	0.00	1.00	LT		1.00	1.00	1.80	45,000.00	81,000.00	81,000							