BULL SINK LOT 46
OR 91 P 944 OR 97 P 449
OR 124 P 938 OR 184 P 822

BROWN SAMUEL W/HARMON RALPH
78 DEER TRACK WAY
CRAWFORDVILLE, FL 32327-3503

2024

00-00-045-135-09848-049

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

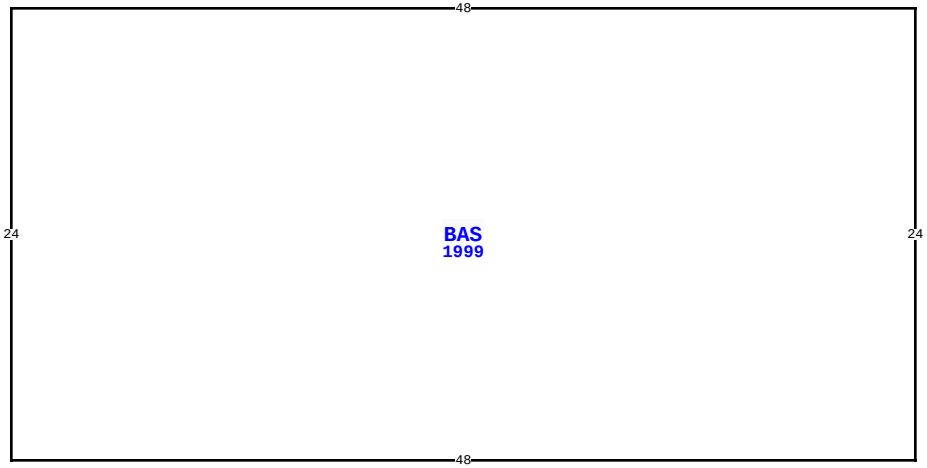
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1999	1,152	48,545
TOTALS	1,152			1,152	48,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,152	107.5000	75.25	86,688	1999	1999	0	0	0	44.00	56.00

1 MOBILE HOM 100% - 2006 Heated Area: 1152 HX Base Yr 2006



78 DEER TRACK WAY, CRAWFORDVILLE

BLD DATE	05/28/2019	FRJT	LGL DATE	05/28/2019 FRJT
XF DATE	05/28/2019	FRJT	LAND DATE	
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,545
TOTAL MARKET OB/XF VALUE		545
TOTAL LAND VALUE - MARKET		74,250
TOTAL MARKET VALUE		123,340
SOH/AGL Deduction		71,937
ASSESSED VALUE		51,403
TOTAL EXEMPTION VALUE	HX HB DX	31,403
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		123,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,221

5 YR PRCL CK, CHG QUAL.

ADD DX FOR 2017

PROPERTY SINCE 2006 LIVED ON PROPERTY 9/1990

SEE 2016 HX APP FOR SAMUEL BROWN, INTEREST IN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
024620	MECH	0	01/28/1999
024597	DW MH	0	01/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1001/0417	5/31/2016	QC	U	I	30	10,000
GRANTOR: BROWN JACKIE						
GRANTEE: BROWN SAMUEL W						
1001/0415	3/23/2006	QC	Q	I	01	100
GRANTOR: BROWN SAMUEL E						
GRANTEE: BROWN SAMUEL W & BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W48 S24 E48 N24 $.

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	0625	PORT WD UT	0	100	10	10	100.00	SF	6.00	6.00	100	1990	1990	3	20	120	
2	0700	PORT BLDG	0	100	6	8	48.00	SF	8.00	8.00	100	1990	1990	3	47	180	
3	0055	PORTABLE C	0	100	18	20	360.00	SF	3.00	3.00	100	1999	1999	3	20	216	
4	0940	OPEN SHED	0	100	6	6	36.00	SF	4.00	4.00	100	1990	1990	3	20	29	

LAND DESCRIPTION

TOTAL OB/XF 545

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	1.65	45,000.00	74,250.00	74,250							

REVIEW DATE 05/28/2019 BY FRJT Total Acres: 3.84 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 05/06/2026 BY SYS