WAKULLA RANCHETTS SUB UNREC
SOUTH 2 AC OF LOT 26
OR 384 P 795 OR 400 P 375

PHS WAKULLA INVESTMENTS LLC
24 MANATEE WAY
CRAWFORDVILLE, FL 32327

2024

00-00-050-191-09892-26B

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

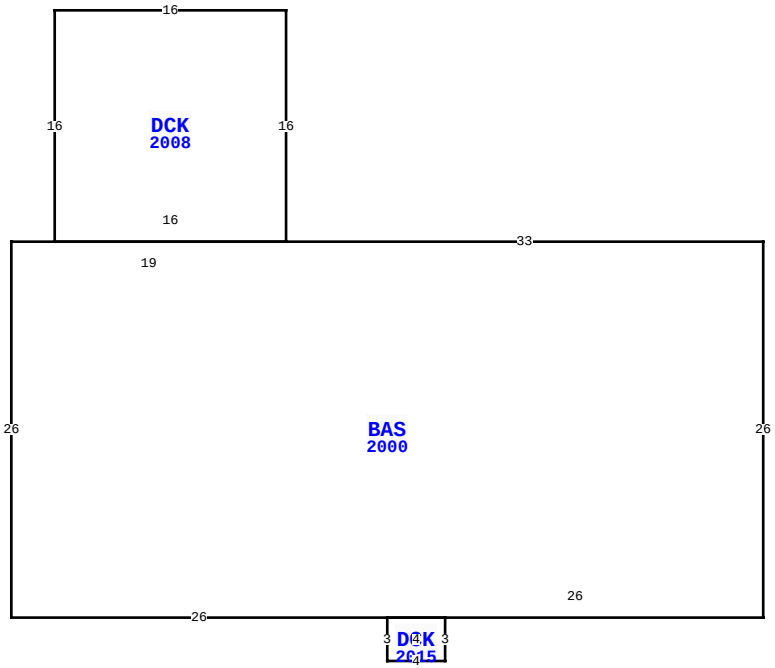
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	03	FORCED AIR 100
Air Condition	02	WINDOW 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	191.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2000	1,352	58,530
DCK	256	10	2008	26	1,126
DCK	12	10	2015	1	43
TOTALS	1,620			1,379	59,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,379	108.5000	75.95	104,735	2000	2000	0	0	0	43.00	57.00

1 MOBILE HOM 0% - 0 Heated Area: 1352 HX Base Yr



BLD DATE	08/22/2019	FRAK	LGL DATE		
XF DATE	08/22/2019	FRAK	LAND DATE	08/22/2019	FRAK
INC DATE			AG DATE		

74 STEPHENS-DONALDSON RD, CRAWFORDVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	59,699
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	74,699
SOH/AGL Deduction	6,080
ASSESSED VALUE	68,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,619
TOTAL JUST VALUE	74,699
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,381

HTTP
5 YR PRCL CH, PU NEW TRAV, CHG QUAL, A/C, &
5 YR PRCL CH, CHG FLOOR & QUAL
PU NEW TRAV,FRM,STYS;5 YR PRCL CK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
027430	MECH	0	02/05/2001
027419	MH	0	01/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/0818	9/30/2024	WD	Q	I	01	60,000
GRANTOR: O'CONNOR BRYAN						
GRANTEE: PHS WAKULLA INVESTM						
1012/0748	9/23/2016	WD	U	I	12	24,100
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: O'CONNOR BRYAN O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W33 DCK=[YR=2008] N16 W16 S16 E16$ W19 S26 E26 DCK=[YR=2015] S3 E4 N3 W4$ E26 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							

REVIEW DATE 08/22/2019 BY FRAK Total Acres: 2.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 05/06/2026 BY SYS