

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	07	PIER BLOCK	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 Floor	07	VYL PLANK	70
Interior Floor	14	CARPET	30
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.100	
Units		0	100
Condition Adj	12	AVERAGE	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
BAS	1,976	100	2023
UOP	36	25	2023
UOP	49	25	2023
TOTALS	2,061		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MOBILE HOM	100%	- 2024		150,833	2023	2023	0	0	2.00	98.00	Heated Area: 1976 HX Base Yr 2023	
BLD DATE	08/22/2019	FRJTD	LGL DATE	08/22/2019	FRJTD	LAND DATE	08/22/2019	FRJTD					
XF DATE	08/22/2019	FRJTD	AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			147,816
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			9,975
TOTAL MARKET VALUE			157,791
SOH/AGL Deduction			0
ASSESSED VALUE			157,791
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			107,791
TOTAL JUST VALUE			157,791
NCON VALUE			147,816
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			53,761
CORRECTED ISSUE WITH CAPPING			
PU NCON MH. DEMOLISH OLD MH AND XF. 02-24-2023			
WENDI CAGNI - DAUGHTER OF ROBERT BUSCH			
COA PER ADDR CHANGE FORM COMPLETED BY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000054	PORCH	0	02/14/2023
22000364	MH-CO	0	10/10/2022
32580	PORCH	0	11/01/2004
32464	DWMH	0	10/05/2004
32417	ROOF REP	0	09/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/0215	10/17/2022	WD	Q	I	01	35,000
GRANTOR: CAGNI WENDI						
GRANTEE: WAGNER ASHLEY						
1256/0183	9/16/2016	QC	U	I	11	100
GRANTOR: BUSCH ROBERT D						
GRANTEE: WENDI CAGNI						

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
2	0605	PORT VINYL	0	100	7	7		49.00	SF	0.00	2015	2015	3	67	0
3	0625	PORT WD UT	0	100	20	10		200.00	SF	0.00	2024	2023		100	0

BUILDING NOTES													
36 STEPHENS-DONALDSON RD, CRAWFORDVILLE, FL 32327													

BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=20,20] E22 E54 S26 W31 W6 W39 N26 \$													
UOP=[YR=2023;ORIG=35,13] E7 S7 W7 N7 \$													
UOP=[YR=2023;ORIG=59,46] E6 S6 W6 N6 \$													

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			0.00	0.00	1.33	AC		1.00	1.00	1.00	7,500.00	7,500.00	9,975							