

WAKULLA RANCHETTS SUB
3.50 S 1/2 OF LOT 4
OR 250 P 667 OR 341 P 654

CHOUINARD LINDA DARLENE/CHOUINARD RICHARD T
8 HORTTOR GREENE RD
CRAWFORDVILLE, FL 32327

2024

00-00-050-191-09892-A4A

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
Quality	03	AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	3	MKT AREA	08
NEIGHBORHOOD/LOC	191.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,612	100	2014
DCK	20	10	2015
UOP	100	25	2015
TOTALS	1,732		

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%	- 2015	75.25	123,335	2013	2013	0	0	20.00	80.00															
				Heated Area: 1612				HX Base Yr 2015																		
				8 HORTTOR GREENE RD, CRAWFORDVILLE				<table border="1"> <tr> <td>BLD DATE</td> <td>09/04/2018</td> <td>FRJTD</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>09/04/2018</td> <td>FRJTD</td> <td>LAND DATE</td> <td>09/04/2018</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>				BLD DATE	09/04/2018	FRJTD	LGL DATE		XF DATE	09/04/2018	FRJTD	LAND DATE	09/04/2018	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				98,668		
TOTAL MARKET OB/XF VALUE				1,631		
TOTAL LAND VALUE - MARKET				26,250		
TOTAL MARKET VALUE				126,549		
SOH/AGL Deduction				58,101		
ASSESSED VALUE				68,448		
TOTAL EXEMPTION VALUE				HX HB 43,448		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				126,549		
NCON VALUE				1,439		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				103,511		
5 YR PRCL CK, VERIFIED FROM 2023, CHG ELMNTS. FP.						
FR 5YR CHECK; DEMO/PU XFOBS						
MARR CERT OR 1213 P 165 RICHARD T CHOUINARD						
5 YR PRCL CK, CHG QUAL, DEL %, PU NEW TRAV						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2014110	MH SET-UP-CO	0	02/12/2014			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1251/0104	2/11/2022	QC	U	I	11	100
GRANTOR: MILLER LINDA DARLENE						
GRANTEE: CHOUINARD LINDA DAR						
0938/0230	4/07/2014	WD	Q	I	01	60,000
GRANTOR: HORTTOR EUGENE D & CA						
GRANTEE: MILLER LINDA DARLEN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2014] W34 UOP=[YR=2015] N10 W10 S10 E10\$ W18 S31 E33						
DCK=[YR=2015] S4 E5 N4 W5\$ E19 N31\$.						

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	0940	OPEN SHED	0 100	10	24	240.00	SF	4.00	4.00	100	1998	1998	3	20	192	
4	0211	CONCRETE W	0 100	4	4	16.00	SF	6.00	6.00	100	2024	2022	AV	97	93	
5	0940	OPEN SHED	0 100	11	24	264.00	SF	4.00	4.00	100	2024	2022	AV	97	1,024	
6	0060	DECK WOOD	0 100	0	0	65.00	SF	5.00	5.00	100	2024	2022	AV	99	322	

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	3.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	26,250							