WAKULLA HEIGHTS UNIT 3
NORTH 183 FT OF LOT 3
OR 38 P 980 & OR 67 P 325

LYNN WANDA
69 TICKIE RIDGE CIR
CRAWFORDVILLE, FL 32327

2024

00-00-054-102-09918-003

BUILDING CHARACTERISTICS

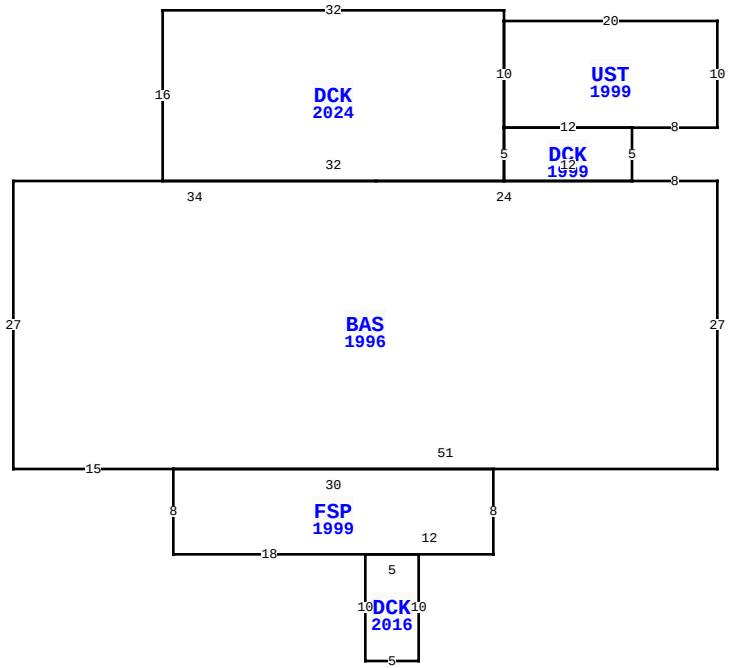
ELEMENT	CD	CONSTRUCTION
Foundation	07	PIER BLOCK 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Fireplace	01	FIREPLACE 100
Units		0 100
Quality	08	FAIR
DOR CODE	0200	MOBILE HOME
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1996	1,782	56,807
DCK	60	10	1999	6	191
DCK	50	10	2016	5	160
DCK	512	10	2024	51	1,626
FSP	240	60	1999	144	4,590
UST	200	55	1999	110	3,507
TOTALS	2,844			2,098	66,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,098	99.0000	69.30	145,391	1989	1989	0	0	0	54.00	46.00

1 MOBILE HOM 100% - 0 Heated Area: 1782 HX Base Yr



BLD DATE	06/19/2018	FRJT	LGL DATE
XF DATE	03/02/2015	FRSR	LAND DATE 06/19/2018 FRJT
INC DATE			AG DATE

69 TICKIE RIDGE CIR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	66,880
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	11,250
TOTAL MARKET VALUE	78,130
SOH/AGL Deduction	52,242
ASSESSED VALUE	25,888
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	888
TOTAL JUST VALUE	78,130
NCON VALUE	1,625
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,798

5 YR PRCL CK, CHG A/C

FR 5 YR CK, PU DCK IN NEW TRV.

ADDRESS CLEAN UP - MV TO LN 1

PU NEW TRAVERSE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
201044	ELECT	0	01/26/2010
025971	BLDG	0	11/29/1999
20959	N/A	0	05/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1083/0468	1/06/2016	WD	U	I	30	0
GRANTOR: LYNN WANDA T TO RETAI						
GRANTEE: MONTAGUE TONYA L						
1022/0447	1/06/2016	WD	U	I	14	100
GRANTOR: LYNN WANDA T TO RETAI						
GRANTEE: MONTAGUE TONYA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W8 W24 W34 S27 E15 E51 N27 $
FSP=[YR=1999;ORIG=-51,27] S8 E18 E12 N8 W30 $
UST=[YR=1999;ORIG=-8,-5] E8 N10 W20 S10 E12 $
DCK=[YR=1999;ORIG=-8,0] N5 W12 S5 E12 $
DCK=[YR=2016;ORIG=-33,35] S10 E5 N10 W5 $
DCK=[YR=2024;ORIG=-52,-16] E32 S1 S10 S5 W32 N16 $
.

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
2	0055	PORTABLE C	0	100	20	20	400.00	SF	0.00	0.00	100	1999	1999	3	20	0	
3	0700	PORT BLDG	0	100	10	20	200.00	SF	0.00	0.00	100	2016	2016	3	86	0	

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	100			140.00	261.00	1.00	LT		1.00	1.00	0.75	15,000.00	11,250.00	11,250							

REVIEW DATE 05/22/2024 BY Nwatts Total Acres: 0.84 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 04/22/2026 BY SYS