

WAKULLA HEIGHTS UNIT 3
SOUTH 152 FT OF LOT 3
OR 369 P 75 OR 1022 P 446 DC

LYNN WANDA/MONTAGUE TONYA L ETAL
81 TICKIE RIDGE CIR
CRAWFORDVILLE, FL 32327

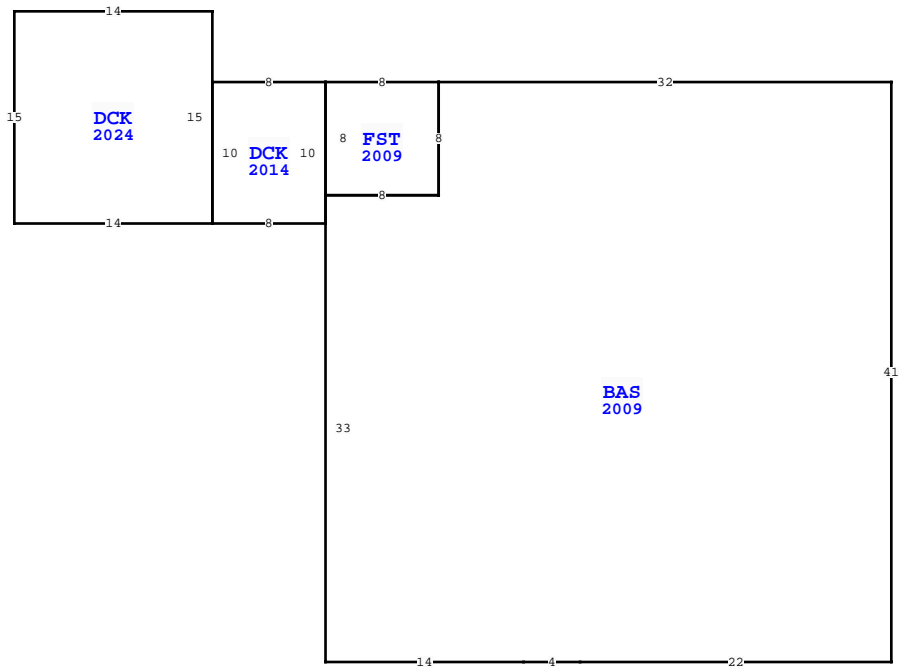
2024

00-00-054-102-09918-014



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	13	GALVALUM	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		
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	1,576	100	2009	1,576	58,088
DCK	80	10	2014	8	295
DCK	210	10	2024	21	774
FST	64	65	2009	42	1,548
TOTALS	1,930			1,647	60,704

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,647	101.2500	70.88	116,739	1991	1995	0	0	48.00	52.00
1 MOBILE HOM 0% - 0 Heated Area: 1576 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			60,704
TOTAL MARKET OB/XF VALUE			2,764
TOTAL LAND VALUE - MARKET			8,250
TOTAL MARKET VALUE			71,718
SOH/AGL Deduction			14,894
ASSESSED VALUE			56,824
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			56,824
TOTAL JUST VALUE			71,718
NCON VALUE			773
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			51,669
ADDED +4 YRS FOR GALVALUM ROOF COVERING			
5 YR PRCL CK, CHG A/C			
FR 5 YR CK 1/17/23 - DEMO DCKS & PTO, PU NEW TRV.			
ADDRESS & NAME CLEAN UP, RMVD DUPLICATES, PUT ADDR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/0470	7/27/2023	QC	U	I	11	100
GRANTOR: LYNN WANDA, MONTAGUE						
GRANTEE: LYNN WANDA, MONTAGU						
1023/0741	1/25/2017	WD	U	I	30	100
GRANTOR: LYNN JOHN & WANDA & M						
GRANTEE: MONTAGUE TONYA L, LY						

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
1	0080	4' CHAINLI	0	0	0	0	440.00	LF	13.00	13.00	100	1993	1993	3	20	1,144	
2	0211	CONCRETE W	0	0	15	3	45.00	SF	6.00	6.00	100	2000	2000	3	20	54	
3	0055	PORTABLE C	0	0	20	20	400.00	SF	0.00	0.00	100	2000	2000	3	20	0	
4	0210	CONCRETE D	0	0	40	22	880.00	SF	6.00	6.00	100	2000	2000	3	20	1,056	
5	0700	PORT BLDG	0	0	20	12	240.00	SF	0.00	0.00	100	2000	2000	3	57	0	
6	0700	PORT BLDG	0	0	10	14	140.00	SF	0.00	0.00	100	2014	2014	3	82	0	
7	0955	PRIVACY FE	0	0	0	0	43.00	LF	15.00	15.00	100	2014	2014	3	79	510	

TOTAL OB/XF											
81 TICKIE RIDGE CIR, CRAWFORDVILLE											
BLD DATE	06/19/2018	FRJT	LGL DATE								
XF DATE	06/19/2018	FRJT	LAND DATE	06/19/2018							
INC DATE			AG DATE								
TOTAL OB/XF 2,764											

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2009;ORIG=0,0] W32 S8 W8 S33 E14 E4 E22 N41 \$			
DCK=[YR=2014;ORIG=-40,0] W8 S10 E8 N10 \$			
FST=[YR=2009;ORIG=-32,0] W8 S8 E8 N8 \$			
DCK=[YR=2024;ORIG=-62,-5] E14 S15 W14 N15 \$			

LAND DESCRIPTION																								
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	0			0.00	0.00	1.00	LT		1.00	1.00	0.55	15,000.00	8,250.00	8,250							