LOT 57 HS P-1-3-M-13
A PARCEL OF LAND CONTAINING
2.52 AC

GOODWIN CYNTHIA REA/GOODWIN CARSON
193 GARNER CIRCLE EAST
CRAWFORDVILLE, FL 32327-1268

2024

00-00-057-000-09957-021

BUILDING CHARACTERISTICS

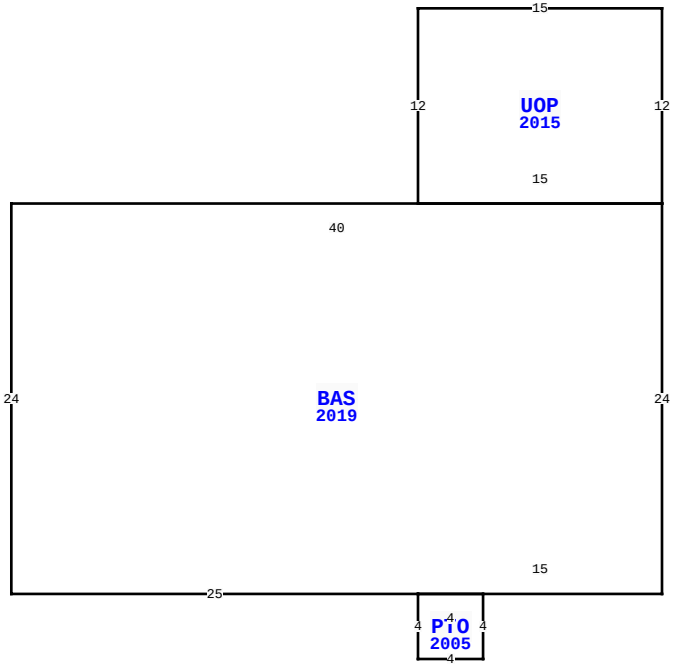
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	01	NONE 100
Air Condition	02	WINDOW 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0200	MOBILE HOME
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2019	960	21,182
PTO	16	5	2005	1	22
UOP	180	25	2015	45	993
TOTALS	1,156			1,006	22,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,006	78.8000	55.16	55,491	1981	1981	0	0	0	60.00	40.00

1 MOBILE HOM 0% - 0 Heated Area: 960 HX Base Yr



BLD DATE	11/13/2019	FRSR	LGL DATE		
XF DATE	11/13/2019	FRSR	LAND DATE	11/13/2019	FRSR
INC DATE			AG DATE		

207 HORSESHOE TRL, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,196
TOTAL MARKET OB/XF VALUE	2,220
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	43,316
SOH/AGL Deduction	7,584
ASSESSED VALUE	35,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,732
TOTAL JUST VALUE	43,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,838

CHGED SITUS ADD DUE TO P&Z NOT HAVING 202 HORSESHO

REMOVE HX TRANSFER 2021 PORT TO 04417-A09

COA PER NCOA REPORT

SURVIVING SPOUSE OF CHARLES GODWIN,DECEASED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/0106	1/10/2019	QC	U	V	30	100

GRANTOR: GOODWIN DEBORAH & CAM

GRANTEE: GOODWIN CYNTHIA & C

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2015] W15 S12 E15 BAS=[YR=2019] W40 S24 E25
PTO=[YR=2005] S4 E4 N4 W4$ E15 N24$ N12$.

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
1	0700	PORT BLDG	0	0	8	10	80.00	SF	8.00	8.00	100	1980	1980	3	20	128	
2	0213	CONCRETE P	0	0	12	23	276.00	SF	6.00	6.00	100	2005	2005	3	100	1,656	
3	0700	PORT BLDG	0	0	8	6	48.00	SF	8.00	8.00	100	2015	2015	3	84	323	
4	0940	OPEN SHED	0	0	6	7	42.00	SF	4.00	4.00	100	2015	2015	3	67	113	

LAND DESCRIPTION

TOTAL OB/XF 2,220

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	2.52	AC		1.00	1.00	1.00	7,500.00	7,500.00	18,900							

REVIEW DATE 11/13/2019 BY FRSR Total Acres: 2.52 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 04/22/2026 BY SYS