

LOT 58 HS P-3-1-M-13
 TRACT CONT 5.20 AC M/L
 KNOWN AS PARCEL NO. 1

SMITH CHRISTINE DIANE BRYAN
 4735 COASTAL HWY
 CRAWFORDVILLE, FL 32327

2024

00-00-058-000-09963-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																															
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 6,854 TOTAL LAND VALUE - MARKET 36,750 TOTAL MARKET VALUE 43,604 SOH/AGL Deduction 17,563 ASSESSED VALUE 26,041 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,041 TOTAL JUST VALUE 43,604 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 40,880																																	
																				SPLIT OUT (09963-01A) PER OR 1360 P 863/866 5 YR PRCL CK, N/C 5YR CK NC FR TO 4.89 AC TAKE OUT R/W PER EB & PB SEE SCAN																																	
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TOTALS										BLD DATE 01/09/2018 RTJT LGL DATE 01/09/2018 RTJT XF DATE INC DATE																																											
EXTRA FEATURES										1093 WAKULLA ARRAN RD, CRAWFORDVILLE																																											
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	0900	MH SITE	0	0	0	1.00	UT	5,000.00	5,000.00	100	1988	1988	3	100	5,000																																						
2	0800	FINISHED S	0	0	13	130.00	SF	23.00	23.00	100	2004	2004	3	62	1,854																																						
4	0700	PORT BLDG	0	0	14	140.00	SF	0.00	0.00	100	2004	2004	3	62	0																																						
TOTALS										TOTAL OB/XF 6,854																																											
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	2.45	AC		1.00	1.00	1.00	15,000.00	15,000.00	36,750																																				