

LOT 59 HS 1 P-5-M-14
 1 ACRE IN LOT 59 IN NE 1/4
 OR 10 P 99 & OR 38 P 697

LARSON SHANNON/
 2671 CRAWFORDVILLE HWY #10
 CRAWFORDVILLE, FL 32327

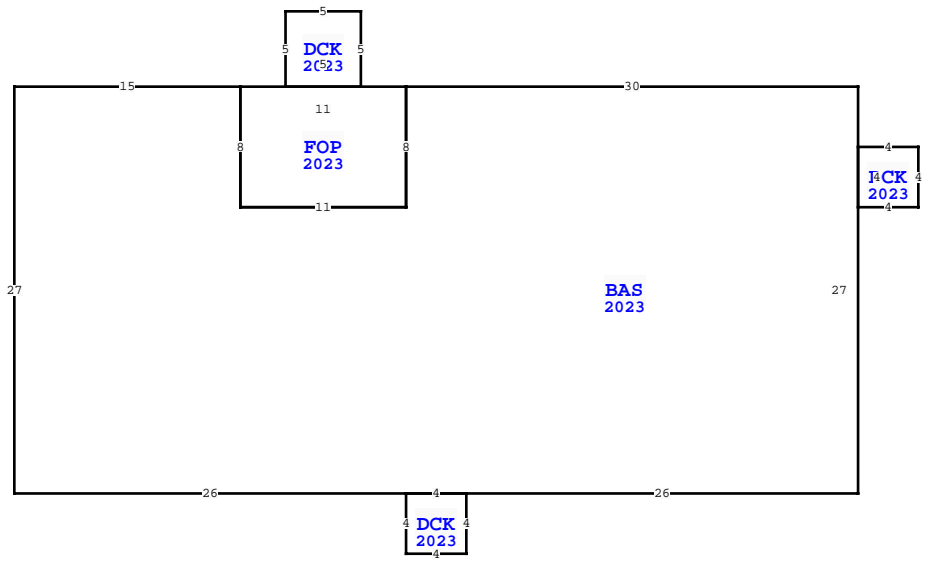
2024

00-00-059-000-10040-000



| ELEMENT | | BUILDING CHARACTERISTICS | |
|---------|----------------|--------------------------|------|
| CD | CONSTRUCTION | | |
| 07 | PIER BLOCK 100 | | |
| 02 | WOOD FRAME 100 | | |
| 30 | VINYL 100 | | |
| 03 | GABLE/HIP 100 | | |
| 03 | COMP SHNGL 100 | | |
| 05 | DRYWALL 100 | | |
| 07 | VYL PLANK 100 | | |
| 08 | 8 FT 100 | | |
| 13 | HEAT PUMP 100 | | |
| 13 | HEAT PUMP 100 | | |
| 1.1 | 3 100 | | |
| 1.1 | 1. 100 | | |
| 0 | 0 100 | | |
| 12 | AVERAGE 100 | | |
| 03 | AVERAGE | | |
| 0200 | MOBILE HOME | | |
| 3 | MKT AREA | 10 | |
| 000 | 1.00/ | | |
| BAS | 1,424 | 100 | 2023 |
| DCK | 16 | 10 | 2023 |
| DCK | 16 | 10 | 2023 |
| DCK | 25 | 10 | 2023 |
| FOP | 88 | 35 | 2023 |
| TOTALS | 1,569 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0200 | 02 | 1,461 | 107.0000 | 74.90 | 109,429 | 2019 | 2019 | 0 | 0 | 0 | 8.00 | 92.00 | |
| 2 MOBILE HOM 0% - 2024 Heated Area: 1424 HX Base Yr | | | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|--|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 100,675 | |
| TOTAL MARKET OB/XF VALUE | | 403 | |
| TOTAL LAND VALUE - MARKET | | 15,000 | |
| TOTAL MARKET VALUE | | 116,078 | |
| SOH/AGL Deduction | | 6,336 | |
| ASSESSED VALUE | | 109,742 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 109,742 | |
| TOTAL JUST VALUE | | 116,078 | |
| NCON VALUE | | 100,675 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 50,342 | |
| 5 YR PRCL CK, N/C | | | |
| PU NCON MH; DEMOLISH OLD MH; FR 11-20-2023 | | | |
| DC OR 1268 P 752 STEPHEN WILLIAMS 5/25/22 | | | |
| 5 YR PRCL CK, CHG TRAV, CHG RCVR, DEL XFOB 5 | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| B23-000849 | MH-CO | 0 | 07/21/2023 |
| 18000018 | MECH | 0 | 01/16/2018 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1197/0124 | 3/02/2021 | QC U | I | I | 30 | 100 |
| GRANTOR: LARSON SHANNON & WILL | | | | | | |
| GRANTEE: LARSON SHANNON & WI | | | | | | |
| 1157/0827 | 6/12/2020 | QC U | I | I | 30 | 100 |
| GRANTOR: WILLIAMS STEPHEN | | | | | | |
| GRANTEE: LARSON SHANNON & WI | | | | | | |

| 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 | 0940 | OPEN SHED | 0 | 0 18 12 | 216.00 | SF | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 20 | 173 | |
| 2 | 0525 | UTL BLD <1 | 0 | 0 9 12 | 108.00 | SF | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 20 | 0 | |
| 4 | 0620 | WOOD UTL B | 0 | 0 16 12 | 192.00 | SF | 6.00 | 6.00 | 100 | 1999 | 1999 | 3 | 20 | 230 | |

| BUILDING NOTES | | | |
|---|--|--|--|
| BLD DATE 10/01/2020 MMJT LGL DATE 10/01/2020 MMJT | | | |
| XF DATE 10/01/2020 MMJT AG DATE 10/01/2020 MMJT | | | |
| INC DATE | | | |

| BUILDING DIMENSIONS | | | |
|--|--|--|--|
| BAS=[YR=2023;ORIG=20,20] E15 S8 E11 N8 E30 S27 W26 W4 W26 N27 \$ | | | |
| FOP=[YR=2023;ORIG=35,20] E11 S8 W11 N8 \$ | | | |
| DCK=[YR=2023;ORIG=38,15] E5 S5 W5 N5 \$ | | | |
| DCK=[YR=2023;ORIG=46,47] E4 S4 W4 N4 \$ | | | |
| DCK=[YR=2023;ORIG=76,24] E4 S4 W4 N4 \$ | | | |

| 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 | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 15,000 | | | | | | | |