

LOT 65 HS P-6-1-M-17  
 LYING IN SE 1/4 OF LOT 65 HS  
 LYING IN SHELL PT INTERSECTION

CARROLL RYAN/CARROLL ALEXANDRA  
 3120 SPRING CREEK HWY  
 CRAWFORDVILLE, FL 32327

2024

00-00-065-000-10096-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	10	LAMINATED	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	1993
DCK	24	10	1998
UOP	96	25	1998
TOTALS	1,044		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HOM	0%	- 2024		57.12	54,264	1985	1995	0	0	48.00	52.00	
Heated Area: 924 HX Base Yr													
BLD DATE	02/28/2017	MMSR	LGL DATE	02/28/2017	MMSR	LAND DATE	02/28/2017	MMSR					
XF DATE	02/28/2017	MMSR	AG DATE										
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			28,217
TOTAL MARKET OB/XF VALUE			288
TOTAL LAND VALUE - MARKET			6,400
TOTAL MARKET VALUE			34,905
SOH/AGL Deduction			0
ASSESSED VALUE			34,905
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			34,905
TOTAL JUST VALUE			34,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			18,875
CH EXW & FLOOR; CH CODE ON XFOB LINE 1			
FR 5YR PRCL CK - PU NEW TRAVERSE, CH BATH, MOVED/DELETED BLDG 2 WENT TO PARCEL 10103-000			
0.33 AC DESC MAPS TO 0.54 AC +/-			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0881	11/15/2023	WD Q	Q	I	01	50,000
GRANTOR: REAGHALL INVESTMENTS						
GRANTEE: CARROLL RYAN & ALEX						
1193/0215	2/12/2021	WD Q	Q	I	05	43,000
GRANTOR: FARKAS LORI						
GRANTEE: REAGHALL INVESTMENT						

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	0700	PORT BLDG	0	0	8	10			8.00	100	1988	1988	3	45	288	
2	0955	PRIVACY FE	0	0	0	0			15.00	100	2002	2002	3	0	0	
TOTALS														288		

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	0.32	AC		1.00	1.00	1.00	20,000.00	20,000.00	6,400							