

HIGHWOODS PLACE PHASE II BLK C
 LOT 17 OR 340 P 832
 OR 428 P 338 OR 432 P 877

SHEPPARD BROOKE
 39 RIDGEWAY CT
 CRAWFORDVILLE, FL 32327

2024

00-00-072-259-10149-C17

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	03	COMP SHNGL		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL PLANK		100	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms		3	100		
Bathrooms		2	100		
Stories	0	0	100		
Class	00	N/A	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0200	MOBILE HOME			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	259.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2000	1,836	115,513
DCK	128	10	2008	13	818
DCK	200	10	2024	20	1,258
TOTALS	2,164			1,869	117,590

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,869	107.0000	74.90	139,988	2000	2015	0	0	16.00	84.00		
1 MOBILE HOM 0% - 0 Heated Area: 1836 HX Base Yr													



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VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	117,590					
TOTAL MARKET OB/XF VALUE	3,250					
TOTAL LAND VALUE - MARKET	15,000					
TOTAL MARKET VALUE	135,840					
SOH/AGL Deduction	59,212					
ASSESSED VALUE	76,628					
TOTAL EXEMPTION VALUE	0					
BASE TAXABLE VALUE	76,628					
TOTAL JUST VALUE	135,840					
NCON VALUE	4,508					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	65,564					
5 YR PRCL CK, CHG QUAL FAIR TO AVG, DEMO PD OBSRV,						
COA PER TCO						
5 YR PRCL CH, N/C						
2019 TRIM RETURNED UTF						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19001236	SAFE INSP-CO	0	08/28/2019			
19000976	MECH	0	06/26/2019			
18000039	SAFE INSP	0	01/16/2018			
17000680	WATER HEATER	0	05/17/2017			
17000374	REROOF-CO	0	03/17/2017			
026589	MECH	0	05/23/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/0045	9/23/2020	WD	Q	I	01	120,000
GRANTOR: OTTER CREEK VENTURES						
GRANTEE: SHEPPARD BROOKE						
1138/0820	1/24/2020	WD	U	I	18	37,200
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: OTTER CREEK VENTURE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2000;ORIG=0,0] W68 S27 E22 E46 N27 \$						
DCK=[YR=2008;ORIG=-46,27] S8 E16 N8 W16 \$						
DCK=[YR=2024;ORIG=-37,-12] W12 S12 E26 N4 W14 N8 \$						

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
3	0700	PORT BLDG	0	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	
4	0080	4' CHAINLI	0	0	0	250.00	LF	13.00	13.00	100	2024	2023		100	3,250	

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	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							