

HS LOT 73 BLOCK A LOT 10
 TRICE ESTATES UNIT I
 OR123 P. 699 OR 314 P 383

LARKIN OSCAR LYNNIER/LARKIN ANN
 PO BOX 434
 CRAWFORDVILLE, FL 32326

2024

00-00-073-178-10186-A10

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	07	PIER BLOCK	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	100
Bathrooms		3	100
Stories	1.	1.	100
Class	00	N/A	100
Fireplace	01	FIREPLACE	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0200	MOBILE HOME	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	2001
DCK	35	10	2014
TOTALS	2,087		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
1	MOBILE HOM	100%	- 2002	74.97	154,138	2001	2011	0	0	24.00	76.00	Heated Area: 2052 HX Base Yr 2002																
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>10/14/2020</td> <td>FRAK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>10/14/2020</td> <td>FRAK</td> <td>LAND DATE</td> <td>10/14/2020</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE	10/14/2020	FRAK	LGL DATE		XF DATE	10/14/2020	FRAK	LAND DATE	10/14/2020	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		117,145	
TOTAL MARKET OB/XF VALUE		74	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		129,219	
SOH/AGL Deduction		61,884	
ASSESSED VALUE		67,335	
TOTAL EXEMPTION VALUE		47,335	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		129,219	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		79,813	
5 YR PRCL CK, CHG EYB 2001 TO 2011			
2022 WIDOWED APP			
5 YR PRCL CH, CHG RCVR, DEL XFOB LN 4			
LN 3-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000056	RE ROOF	0	01/17/2017
15001067	MECH	0	11/23/2015
028118	A/C	0	08/27/2001
028005	DWMH	0	07/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0314/0383	12/01/1997	WD	Q	I		20,500
GRANTOR: LARKIN OSCAR LYNNIER						
GRANTEE:						
0145/0942	10/01/1988	WD	U	V		9,000
GRANTOR:						
GRANTEE:						

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	100	16	10			0.00	100	2001	2001	3	58	0	
3	0211	CONCRETE W	0	100	5	4			6.00	100	2014	2014	3	62	74	
TOTALS														2,056	117,145	

BUILDING NOTES													
761 WAKULLA ARRAN RD, CRAWFORDVILLE													

BUILDING DIMENSIONS													
BAS=[YR=2001] W76 S27 E44 DCK=[YR=2014] W5 S7 E5 N7S E32 N27S.													

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							