HS LOT 73 BLOCK A LOT 12 OF
TRICE ESTATES UNIT I
OR 123 P. 699 OR 312 P 596

MCGINNESS SHAWN A/MCGINNESS SHEILA
775 WAKULLA ARRAN RD
CRAWFORDVILLE, FL 32327

2024

00-00-073-178-10186-A12

BUILDING CHARACTERISTICS

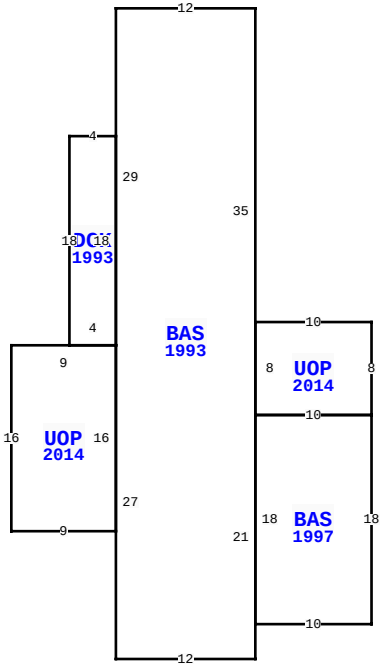
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	03	FORCED AIR 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	02	BELOW AVERAGE
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	7,414
BAS	180	100	1997	180	1,986
DCK	72	10	1993	7	77
UOP	80	25	2014	20	221
UOP	144	25	2014	36	397
TOTALS	1,148			915	10,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0200	02	915	78.8000	55.16	50,471	1969	1969	0	0	20	60.00	20.00

1 MOBILE HOM 100% - 1998 Heated Area: 852 HX Base Yr 1998



775 WAKULLA ARRAN RD, CRAWFORDVILLE

BLD DATE	10/14/2020	FRAK	LGL DATE	10/14/2020	FRAK
XF DATE	10/14/2020	FRAK	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		10,094
TOTAL MARKET OB/XF VALUE		208
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		22,302
SOH/AGL Deduction		4,844
ASSESSED VALUE		17,458
TOTAL EXEMPTION VALUE	HX HB	17,458
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		28,364

ADDED OBSRV COND 5-9-24 NW

5 YR PRCL CK, N/C

5 YR PRCL CH, CHG BATH

5 YR PRCL CH, PU CORR TRAV, DEL XFOB LN 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0312/0596	11/01/1997	WD	U	I		20,000
GRANTOR: MCGINNESS SHANN A & S						
GRANTEE:						
0145/0942	10/01/1988	WD	U	V		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S29 DCK=[YR=1993] N18 W4 S18 E4$
UOP=[YR=2014] W9 S16 E9 N16$ S27 E12 N21 BAS=[YR=1997] S18 E10 N18 W10$ UOP=[YR=2014] E10 N8 W10 S8 $ N35$.

EXTRA FEATURES

LN	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	10	13	130.00	SF	0.00	0.00	100	2000	2000	3	57	0	
2	0950	METAL SHED	0	100	10	13	130.00	SF	8.00	8.00	100	2000	2000	3	20	208	

LAND DESCRIPTION

TOTAL OB/XF 208

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/09/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 04/01/2026 BY SYS