

THE PINES UNIT 1  
 BLOCK A LOT 17  
 OR 167 P 446 OR 793 P 693

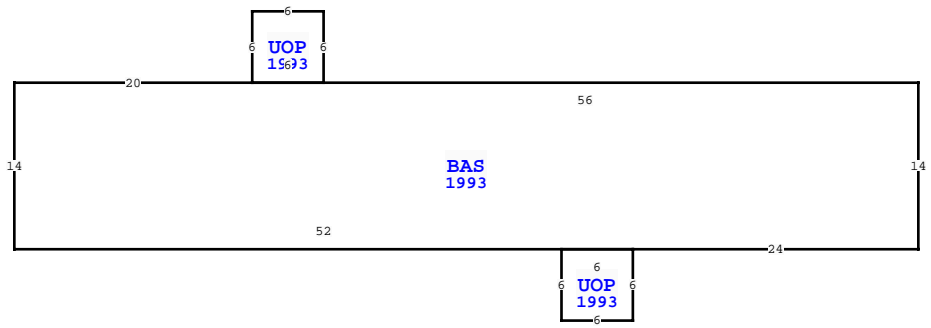
CUMMINS MARY JOANN/CUMMING MARY JOANN  
 101 BAY PINE DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-075-141-10234-A17

| ELEMENT       | CD | BUILDING CHARACTERISTICS 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    | 12 | MODULAR MT 100                        |
| Interior Wall | 05 | DRYWALL 100                           |
| Interior Floo | 08 | SHT VINYL 50                          |
| Interior Floo | 14 | CARPET 50                             |
| 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                                 |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |       |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0200   | 02  | 1,082     | 89.2000     | 62.44          | 67,560         | 1990 | 1990 |      | 0    | 0    | 53.00  | 47.00 |  |
| 1 MOBILE HOM 100% - 2017 Heated Area: 1064 HX Base Yr 2017 |     |           |             |                |                |      |      |      |      |      |        |       |  |



| Quality          | 02               | BELOW AVERAGE |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE         | 0200             | MOBILE HOME   |      |              |                      |
| MAP NUM          | 2                | MKT AREA 10   |      |              |                      |
| NEIGHBORHOOD/LOC | 141.00           | 1.00/         |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,064            | 100           | 1993 | 1,064        | 31,225               |
| UOP              | 36               | 25            | 1993 | 9            | 264                  |
| UOP              | 36               | 25            | 1993 | 9            | 264                  |
| TOTALS           | 1,136            |               |      | 1,082        | 31,753               |

101 BAY PINE DR, CRAWFORDVILLE

|          |            |      |           |            |
|----------|------------|------|-----------|------------|
| BLD DATE | 02/05/2020 | MMAK | LGL DATE  |            |
| XF DATE  | 02/05/2020 | MMAK | LAND DATE | 02/05/2020 |
| INC DATE |            |      | AG DATE   |            |

| 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              | 0055       | PORTABLE C  | 0       | 100 | 12 | 20    |    |       | 3.00           | 100       | 1990    | 1990        | 3 | 20     | 144             |       |
| 2              | 0700       | PORT BLDG   | 0       | 100 | 10 | 8     |    |       | 8.00           | 100       | 1990    | 1990        | 3 | 47     | 301             |       |
| 3              | 0210       | CONCRETE D  | 0       | 100 | 20 | 12    |    |       | 6.00           | 100       | 1990    | 1990        | 3 | 20     | 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 | DPHT 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        | 25,000.00  | 25,000.00      | 25,000     |                             |      |         |      |     |    |        |

| WAKULLA COUNTY PROPERTY                       |             |     |        | PAGE 1 of 1 | 3 |
|---|-------------|-----|--------|-------------|---|
| VALUATION SUMMARY                             |             |     |        |             |   |
| VALUATION BY                                  |             |     |        | STANDARD    |   |
| Tax Group: 3                                  |             |     |        | Tax Dist:   |   |
| BUILDING MARKET VALUE                         |             |     |        | 31,753      |   |
| TOTAL MARKET OB/XF VALUE                      |             |     |        | 733         |   |
| TOTAL LAND VALUE - MARKET                     |             |     |        | 25,000      |   |
| TOTAL MARKET VALUE                            |             |     |        | 57,486      |   |
| SOH/AGL Deduction                             |             |     |        | 9,149       |   |
| ASSESSED VALUE                                |             |     |        | 48,337      |   |
| TOTAL EXEMPTION VALUE                         |             |     |        | 25,000      |   |
| BASE TAXABLE VALUE                            |             |     |        | 23,337      |   |
| TOTAL JUST VALUE                              |             |     |        | 57,486      |   |
| NCON VALUE                                    |             |     |        | 0           |   |
| INCOME VALUE                                  |             |     |        |             |   |
| PREVIOUS YEAR MKT VALUE                       |             |     |        | 51,503      |   |
| 5 YR PRCL CH, CHG CODE XFOB LN 1, PU XFOB LN3 |             |     |        |             |   |
| ADD HX FOR 2017                               |             |     |        |             |   |
| POA LINDA WICKER FOR VIOLA WOOD OR 916 P 250  |             |     |        |             |   |
| NO COA ON DMV.                                |             |     |        |             |   |
| PERMIT NUM                                    | DESCRIPTION | AMT | ISSUED |             |   |
|   |             |     |        |             |   |

| SALES DATA                  |           |           |     |     |        |            |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0996/0565                   | 4/08/2016 | TR U      |     | I   | 30     | 100        |
| GRANTOR: WOOD VIOLA MAE     |           |           |     |     |        |            |
| GRANTEE: CUMMINS MARY JOANN |           |           |     |     |        |            |
| 0996/0564                   | 4/08/2016 | QC U      |     | I   | 30     | 100        |
| GRANTOR: WOOD VIOLA MAE     |           |           |     |     |        |            |
| GRANTEE: CUMMINS MARY JOANN |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                       |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W56 UOP=[YR=1993] E6 N6 W6 S6\$ W20 S14 E52 |  |  |  |  |  |  |  |  |  |
| UOP=[YR=1993] W6 S6 E6 N6\$ E24 N14\$.                    |  |  |  |  |  |  |  |  |  |