

THE PINES UNIT 1  
BLOCK D LOT 2  
OR 65 P 352 & OR 86 P 872

MCMAHAN CHARLES A JR/MCMAHAN DARLENE C  
162 BAY PINE DRIVE  
CRAWFORDVILLE, FL 32327

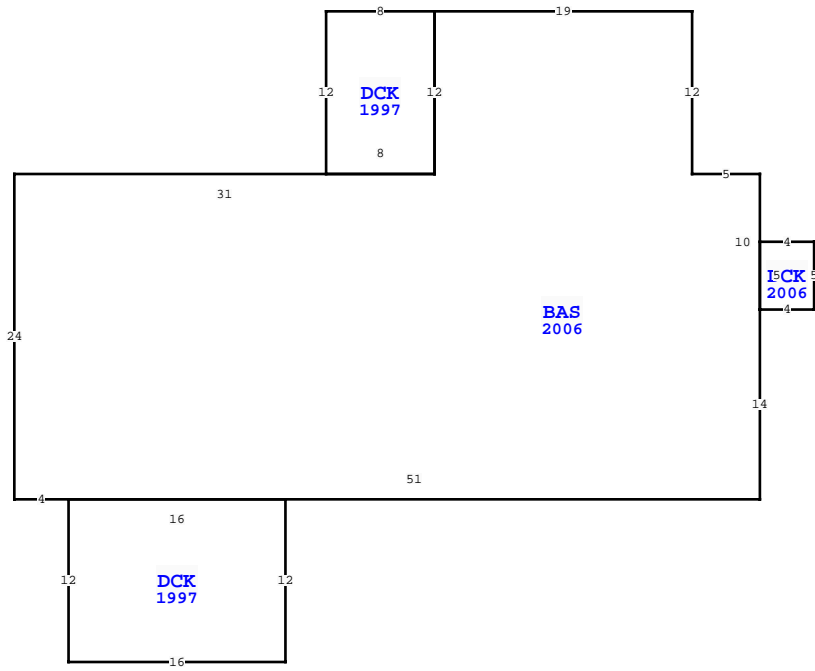
2024

00-00-075-141-10234-D02



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
3	100				
1.	1.100				
00	N/A 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
2	MKT AREA	10			
141.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,548	100	2006	1,548	62,552
DCK	96	10	1997	10	404
DCK	192	10	1997	19	768
DCK	20	10	2006	2	81
TOTALS	1,856			1,579	63,805

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,579	106.9000	74.83	118,157	1997	1997	0	0	46.00	54.00
2 MOBILE HOM 100% - 2021 Heated Area: 1548 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		63,805	
TOTAL MARKET OB/XF VALUE		2,328	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		91,133	
SOH/AGL Deduction		12,084	
ASSESSED VALUE		79,049	
TOTAL EXEMPTION VALUE		VX HX HB 55,000	
BASE TAXABLE VALUE		24,049	
TOTAL JUST VALUE		91,133	
NCON VALUE		772	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,997	
FR PRMT CK 1/22/24 - PU XFOBS.			
PENDNG INCOME FOR SX			
ADD HX &PORT FOR 2021-MCMAHAN			
5 YR PRMT CK, PU XFOB LN 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001105	CARPORT-CC		10/18/2023
20000622	SHED-CO	0	07/22/2020
20061275	A/C	0	08/02/2006
20061160	TRIPLE-MH/CO 8/4/	0	07/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1159/0573	6/20/2020	WD	Q	I	01	95,500
GRANTOR: PIGOTT DAWN E						
GRANTEE: MCMAHAN CHARLES A J						
0655/0407	5/05/2006	QC	Q	I	01	36,800
GRANTOR: BOBBIE J TYLER						
GRANTEE: DAWN E PIGOTT						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1997	1997	3	54	702	
2	0625	PORT WD UT	0	100	16	160.00	SF	6.00	6.00	100	2020	2020	3	89	854	
8	0055	PORTABLE C	0	100	24	480.00	SF	0.00	0.00	100	2024	2023	AV	100	0	
9	0940	OPEN SHED	0	100	12	1.00	SF	4.00	4.00	100	2024	2023	AV	100	4	
10	0640	LEAN-TO	0	100	6	96.00	SF	8.00	8.00	100	2024	2023	AV	100	768	
11	0700	PORT BLDG	0	100	8	80.00	SF	0.00	0.00	100	2024	2023	AV	98	0	

TOTAL OB/XF											
2,328											
162 BAY PINE DR, CRAWFORDVILLE											
BLD DATE		08/25/2020		MMJT		LGL DATE		08/25/2020		MMJT	
XF DATE		08/25/2020		MMJT		LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] W19 DCK=[YR=1997] W8 S12 E8 N12\$ S12 W31 S24 E4 DCK=[YR=1997] S12 E16 N12 W16\$ E51 N14 DCK=[YR=2006] E4 N5 W4 S5\$ N10 W5 N12\$.											

LAND DESCRIPTION																								
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	25,000.00	25,000.00	25,000							