

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	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	10	LAMINATED	70
Interior Floo	14	CARPET	30
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
Quality	03	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
BAS	1,548	100	2006
DCK	96	10	1997
DCK	192	10	1997
DCK	20	10	2006
TOTALS	1,856		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HOM	100%	- 2021	74.83	118,157	1997	1997	0	0	46.00	54.00

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 / V / I / RSN CD
1159/0573	6/20/2020	WD Q	I 01
GRANTOR: PIGOTT DAWN E			
GRANTEE: MCMAHAN CHARLES A J			
0655/0407	5/05/2006	QC Q	I 01
GRANTOR: BOBBIE J TYLER			
GRANTEE: DAWN E PIGOTT			
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\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1997
2	0625	PORT WD UT	0	100	16	160.00	SF	6.00	6.00	100	2020
8	0055	PORTABLE C	0	100	24	480.00	SF	0.00	0.00	100	2024
9	0940	OPEN SHED	0	100	12	1.00	SF	4.00	4.00	100	2024
10	0640	LEAN-TO	0	100	6	96.00	SF	8.00	8.00	100	2024
11	0700	PORT BLDG	0	100	8	80.00	SF	0.00	0.00	100	2024

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
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 08/25/2020 MMJT											
INC DATE AG DATE											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000201	C	MH	100			0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	25,000.00	25,000.00	25,000							