

P-11-1-M-20C .50 AC  
 E1/2 OF HS 76 & N OF PECAN AVE  
 OR 173 P 948 OR 216 P 780

FRANKLIN HELEN/FRANKLIN FREDDIE  
 43 GREENLIN VILLA RD  
 CRAWFORDVILLE, FL 32327

2024

00-00-076-000-10254-001



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
26	AL SIDING 100		
03	GABLE/HIP 100		
13	GALVALUM 100		
04	PLYWOOD 100		
14	CARPET 70		
08	SHT VINYL 30		
13	HEAT PUMP 100		
13	HEAT PUMP 100		
3	100		
2	100		
1.	1. 100		
00	N/A 100		
0	100		
03	AVERAGE		
0200	MOBILE HOME		
3	MKT AREA	10	
000	1.00/		
BAS	1,064	100	1993
DCK	24	10	1993
DCK	64	10	1993
TOTALS	1,152		1,072
			47,948

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,072	112.1000	78.47	84,120	1986	2000	0	0	43.00	57.00		
1 MOBILE HOM 0% - 0 Heated Area: 1064 HX Base Yr													
BLD DATE 12/09/2015 MMSR LGL DATE 12/09/2015 MMSR XF DATE INC DATE AG DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		47,948	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		72,948	
SOH/AGL Deduction		36,819	
ASSESSED VALUE		36,129	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		36,129	
TOTAL JUST VALUE		72,948	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		32,845	
5 YR PRCL CK, CHG EYB, PU XFOB 0700			
INCR EYB 1986-1988 HVAC-CC 3-2022			
5 YR PRCL CH N/C			
SEE SCANS EMAIL REF BAD LEGAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000014	HVAC-CC	0	01/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1245/0517	12/31/2021	QC	U	I	11	100
GRANTOR: GREENE FLAVOUS						
GRANTEE: FRANKLIN HELEN & FR						
1245/0513	12/31/2021	QC	U	I	11	100
GRANTOR: FRANKLIN HELEN PR EST						
GRANTEE: GREENE FLAVOUS						

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	0	0	0		0.00	100	2024	2023		98	0	

BUILDING NOTES													
BAS=[YR=1993] W45 DCK=[YR=1993] E8 N8 W8 S8\$ W31 S14 E57 DCK=[YR=1993] W4 S6 E4 N6\$ E19 N14\$.													

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	000700	C	MISC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							