LOT 77 HS P-58-M-21-B
LYING IN NE COR OF SW1/4
OR 356 P 277 OR 415 P 254

CASTELLANO REBECCA M/MOORE DAVID R
27 MELODY LN
CRAWFORDVILLE, FL 32327

**2024**

**00-00-077-000-10346-000**

## BUILDING CHARACTERISTICS

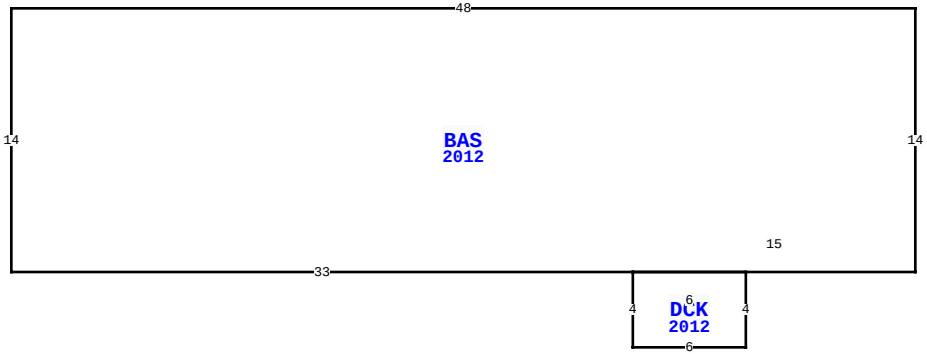
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 07 | PIER BLOCK 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| 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 | 08 | FAIR |
| 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 | 2012 | 672 | 22,567 |
| DCK | 24 | 10 | 2012 | 2 | 67 |
| TOTALS | 696 | | | 674 | 22,634 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 674 | 92.2500 | 64.58 | 43,527 | 1995 | 1995 | 0 | 0 | 0 | 48.00 | 52.00 |

4 MOBILE HOM 0% - 0 Heated Area: 672 HX Base Yr




19 PATRICIA LN, CRAWFORDVILLE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 02/10/2020 | FRAK | LGL DATE | |
| XF DATE | 02/10/2020 | FRAK | LAND DATE | 02/10/2020 FRAK |
| INC DATE | | | AG DATE | |

## 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 | 0 | 12 | 20 | 240.00 | SF | 0.00 | 0.00 | 100 | 2001 | 2001 | 3 | 58 | 0 | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 22,634 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 10,650 |
| TOTAL MARKET VALUE | 33,284 |
| SOH/AGL Deduction | 23,917 |
| ASSESSED VALUE | 9,367 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,367 |
| TOTAL JUST VALUE | 33,284 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 17,592 |

REVIEWED AND DUE TO LACK OF WINDOWS THIS MH SHOULD
5 YR PRCL CK, CHG QUAL FROM BELOW AVE TO FAIR, COU
5 YR PRCL CH, CHG HTTP & A/C
5 YR PRCL CH, N/C

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2011833 | MECH | 0 | 12/07/2011 |
| 2011764 | MH SET-UP-CO | 0 | 11/07/2011 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1256/0525 | 3/17/2022 | QC | U | I | 30 | 100 |
| GRANTOR: MOORE VIRGINIA W | | | | | | |
| GRANTEE: CASTELLANO REBECCA | | | | | | |
| 1066/0862 | 3/22/2018 | QC | U | I | 11 | 100 |
| GRANTOR: JONES BARBARA J | | | | | | |
| GRANTEE: MOORE VIRGINA W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W48 S14 E33 DCK=[YR=2012] S4 E6 N4 W6$ E15 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0 | | CO | 0.00 | 0.00 | 0.71 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 10,650 | | | | | | | |

REVIEW DATE 06/21/2024 BY Nwatts Total Acres: 0.71 Total Land Value: 10,650 Market: 0 Agricultural: 0 Common: 10,650 PRINTED 04/22/2026 BY SYS