GREINERS ADDITION
BLOCK 3 LOT 18
DB 31 P 405 & OR 50 P 277

NELSON LANDING CORP
P O BOX 402
CRAWFORDVILLE, FL 32326

**2024**

**00-00-077-014-10420-018**

## BUILDING CHARACTERISTICS

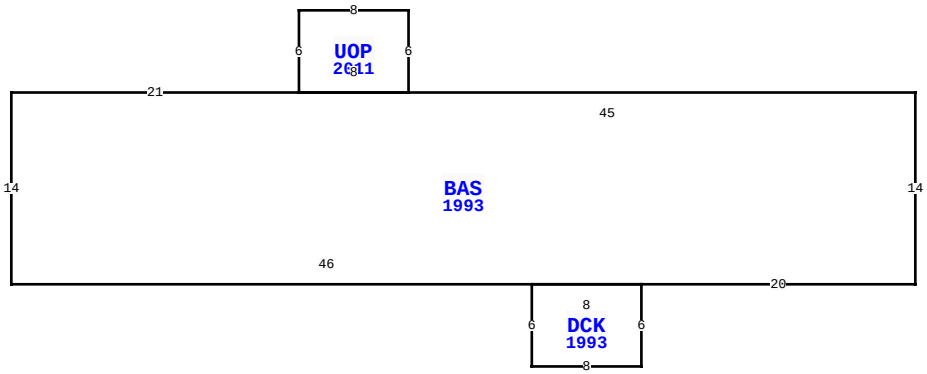
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 01 | WOOD FRAME 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Heating Type | 13 | HEAT PUMP 100 |
| Air Condition | 13 | HEAT PUMP 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | N/A 100 |
| Units | | 0 100 |
| Quality | 02 | BELOW AVERAGE |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | 3 | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 14.00 | 1.25/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | 1993 | 924 | 33,796 |
| DCK | 48 | 10 | 1993 | 5 | 183 |
| UOP | 48 | 25 | 2011 | 12 | 439 |
| TOTALS | 1,020 | | | 941 | 34,417 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 941 | 83.6000 | 73.15 | 68,834 | 1993 | 1993 | 0 | 0 | 0 | 50.00 | 50.00 |

1 MOBILE HOM 0% - 0 Heated Area: 924 HX Base Yr




22 NELSON RD, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 10/14/2019 | MMLC | LGL DATE | 10/14/2019 | MMLC |
| XF DATE | 07/01/2015 | MMSR | LAND DATE | | |
| INC DATE | | | AG DATE | | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 34,417 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 12,000 |
| TOTAL MARKET VALUE | 46,417 |
| SOH/AGL Deduction | 22,532 |
| ASSESSED VALUE | 23,885 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 23,885 |
| TOTAL JUST VALUE | 46,417 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 27,974 |

STAFF REVIEWED QUAL AND DETERMINED MH SHOULD REMAI
5 YR PRCL CK, N/C
5 YR PRCL CK, N/C
CORR TRAV, DEL XFOB LN 1

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0462/0067 | 10/01/2002 | WD | U | I | | 9,000 |
| GRANTOR: NELSON LANDING CORP | | | | | | |
| GRANTEE: | | | | | | |
| 0462/0033 | 3/10/2002 | QC | U | I | | 5,500 |
| GRANTOR: NELSON LANDING CORP | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W45 UOP=[YR=2011] E8 N6 W8 S6$ W21 S14 E46
DCK=[YR=1993] W8 S6 E8 N6$ E20 N14$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | | 50.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 07/30/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 04/22/2026 BY SYS