

GREINERS ADDITION  
 BLOCK 26 LOTS 32 & 33  
 OR 377 P 439 OR 387 P 867

SHIVERS CONNIE H  
 14 SIXTH AVE  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-077-014-10522-032

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
07	PIER BLOCK 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
1.	1. 100				
00	N/A 100				
01	FIREPLACE 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
3	MKT AREA		10		
14.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2019	1,620	84,200
DCK	16	10	2019	2	104
DCK	16	10	2019	2	104
DCK	320	10	2024	32	1,663
TOTALS	1,972			1,656	86,071

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100% - 2023		96.25	159,390	1997	1997	0	0	46.00	54.00
Heated Area: 1620 HX Base Yr 2023											
14 SIXTH AVE, CRAWFORDVILLE											
BLD DATE	07/22/2019	FRSR	LGL DATE	07/22/2019	FRSR						
XF DATE	09/06/2016	MMSR	LAND 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		86,071	
TOTAL MARKET OB/XF VALUE		3,645	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		101,716	
SOH/AGL Deduction		33,619	
ASSESSED VALUE		68,097	
TOTAL EXEMPTION VALUE		HX HB WX 44,452	
BASE TAXABLE VALUE		23,645	
TOTAL JUST VALUE		101,716	
NCON VALUE		3,645	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		62,575	
EMAILED CORRECTED TRIM TO MS. SHIVERS			
5 YR PRCL CK, CHG/PU XFOBS, CHG TRAV ADD DCK			
1 BUILDABLE LOT			
5 YR PRCL CH, PU NEW MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000829	RE-ROOF-CC	0	05/17/2019
19000277	MH SET UP-CO	0	03/07/2019
2014178	MH SETUP-CO	0	03/07/2014
026919	MECH	0	08/28/2001
026884	MH	0	08/15/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1253/0720	3/01/2022	WD Q	Q	I	01	135,000
GRANTOR: CARSON JOHN SCOTT & E						
GRANTEE: SHIVERS CONNIE H						
1099/0163	1/31/2019	WD U	V		37	18,500
GRANTOR: EBCF, LLC						
GRANTEE: CARSON JOHN SCOTT &						

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
2	0955	PRIVACY FE	0	0	0	243.00	LF	15.00	15.00	100	2024	2024		100	3,645	
3	0700	PORT BLDG	0	0	8	80.00	SF	0.00	0.00	100	2024	2024		100	0	

BUILDING NOTES									
TOTAL OB/XF 3,645									

BUILDING DIMENSIONS									
BAS=[YR=2019;ORIG=0,0] W60 S27 E17 E43 N8 N19 \$									
DCK=[YR=2019;ORIG=-43,27] S4 E4 N4 W4 \$									
DCK=[YR=2019;ORIG=0,19] E4 N4 W4 S4 \$									
DCK=[YR=2024;ORIG=-21,-16] W20 S16 E20 N16 \$									

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	000201	C	MH	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							