

LOT 84 HS P-8-M-28
 A PARCEL OF LAND 3.75 IN
 W 1/2 OF S 1/3 OF LOT 84

NISWANDER PHILIP/NISWANDER MAURINE
 70 TWEEDIE'S PLACE
 CRAWFORDVILLE, FL 32327

2024

00-00-084-000-11569-000

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	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
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	08	FAIR	
DOR CODE	0200	MOBILE HOME	
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	920	100	1994
DCK	161	10	2001
UEP	400	70	2002
USP	119	50	2001
TOTALS	1,600		

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%	- 2002	70.24	89,626	1994	1994	0	0	49.00	51.00
Heated Area: 920 HX Base Yr 2002											
BLD DATE 12/06/2019 MMSR LGL DATE 12/06/2019 MMSR XF DATE 12/06/2019 MMSR LAND DATE 12/06/2019 MMSR INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			54,082
TOTAL MARKET OB/XF VALUE			3,223
TOTAL LAND VALUE - MARKET			28,125
TOTAL MARKET VALUE			85,430
SOH/AGL Deduction			33,553
ASSESSED VALUE			51,877
TOTAL EXEMPTION VALUE	HX HB		26,877
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			85,430
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,339
PU XFOB LN 8-9			
5 YR PRCL CH, PU COR TRAV CARD 1, N/C CARD 2			
IN MOBILE HOME PER DS			
ADD 50% FUNC DUE TO NO KITCHEN OR BATHROOM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000001	RELOCATE DCA-CO	0	05/08/2015
028202	DWMH	0	09/12/2001
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
0418/0691	8/30/2001	WD Q	V 20,000
GRANTOR: HARRELL THOMAS C			
GRANTEE: NISWANDER PHILIP &			
0098/0710	10/01/1983	QC U	V 100
GRANTOR:			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
DCK=[YR=2001] W23 S7 USP=[YR=2001] N7 W17 S7 E17\$ E23			
BAS=[YR=1994] W40 S23 E40 UEP=[YR=2002] W40 S10 E40 N10\$ N23\$ N7\$.			

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	0620	WOOD UTL B	0	100	30	20	600.00	SF	6.00	6.00	100	2002	2002	3	20	720	
2	0940	OPEN SHED	0	100	24	11	264.00	SF	4.00	4.00	100	2002	2002	3	20	211	
3	0940	OPEN SHED	0	100	16	7	112.00	SF	4.00	4.00	100	2002	2002	3	20	90	
4	0060	DECK WOOD	0	100	0	0	216.00	SF	5.00	5.00	100	2005	2005	3	20	216	
5	0210	CONCRETE D	0	100	10	8	80.00	SF	6.00	6.00	100	2008	2008	3	34	163	
6	0600	GRN HSE FA	0	100	16	10	160.00	SF	4.00	4.00	100	2002	2002	3	20	128	
7	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1994	1994	3	51	663	
8	0940	OPEN SHED	0	100	22	9	198.00	SF	4.00	4.00	100	2002	2002	3	20	158	
9	0955	PRIVACY FE	0	100	0	0	64.00	LF	15.00	15.00	100	2017	2017	3	91	874	

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	3.75	AC		1.00	1.00	1.00	7,500.00	7,500.00	28,125							

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2024

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	08	WD ON PLY	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	60
Interior Wall	05	DRYWALL	40
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Heating Type	03	FORCED AIR	100
Air Condition	03	CENTRAL	100
Bedrooms		1	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	2015
DCK	65	10	2015
DCK	72	10	2015
TOTALS	617		

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0510	01	493	94.3500	84.92	41,866	0	1985	0	50	38.00	20.00															
2 INLAW STE 100% - 2002 Heated Area: 480 HX Base Yr 2002																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>12/06/2019</th> <th>MMSR</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>12/06/2019</th> <th>MMSR</th> <th>LAND DATE</th> <th>12/06/2019</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	12/06/2019	MMSR	LGL DATE		XF DATE	12/06/2019	MMSR	LAND DATE	12/06/2019	INC DATE			AG DATE	
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TOTAL JUST VALUE			85,430
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,339
5 YR PRCL CH, PU XFOB LN 7, PU DCA CARD 2			
CHG QUAL PER DS			
NEW TRAV, DEL XFOB LN 7, PU XFOB LN 1-6			
5 YR PRCL CH, PU FNDN & FRME, CHG RCVR, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0418/0691	8/30/2001	WD	Q	V		20,000
GRANTOR: HARRELL THOMAS C						
GRANTEE: NISWANDER PHILIP &						
0098/0710	10/01/1983	QC	U	V		100
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2015] W40 DCK=[YR=2015] E13 N5 W13 S5\$ S12 E27											
DCK=[YR=2015] W9 S8 E9 N8\$ E13 N12\$.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV