

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

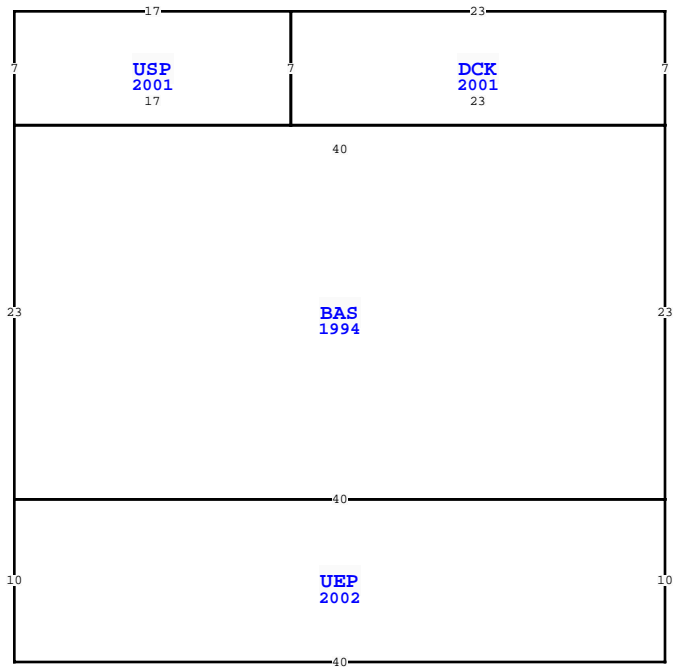
NISWANDER PHILIP/NISWANDER MAURINE
 70 TWEEDIE'S PLACE
 CRAWFORDVILLE, FL 32327

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 | | | | | | | | | | | |



| 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 | | 6.00 | 6.00 | 100 | 2002 | 2002 | 3 | 20 | 720 | |
| 2 | 0940 | OPEN SHED | 0 | 100 | 24 | 11 | | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 20 | 211 | |
| 3 | 0940 | OPEN SHED | 0 | 100 | 16 | 7 | | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 20 | 90 | |
| 4 | 0060 | DECK WOOD | 0 | 100 | 0 | 0 | | 5.00 | 5.00 | 100 | 2005 | 2005 | 3 | 20 | 216 | |
| 5 | 0210 | CONCRETE D | 0 | 100 | 10 | 8 | | 6.00 | 6.00 | 100 | 2008 | 2008 | 3 | 34 | 163 | |
| 6 | 0600 | GRN HSE FA | 0 | 100 | 16 | 10 | | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 20 | 128 | |
| 7 | 0130 | FIRE PLACE | 0 | 100 | 0 | 0 | | 1,300.00 | 1,300.00 | 100 | 1994 | 1994 | 3 | 51 | 663 | |
| 8 | 0940 | OPEN SHED | 0 | 100 | 22 | 9 | | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 20 | 158 | |
| 9 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | | 15.00 | 15.00 | 100 | 2017 | 2017 | 3 | 91 | 874 | |
| TOTAL OB/XF | | | | | | | | | | | | | | | 3,223 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |

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 | 08 | WD ON PLY | 100 | | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 01 | MINIMUM | 100 | | |
| Interior Wall | 04 | PLYWOOD | 60 | | |
| Interior Wall | 05 | DRYWALL | 40 | | |
| Interior Floo | 14 | CARPET | 80 | | |
| Interior Floo | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 480 | 100 | 2015 | 480 | 8,152 |
| DCK | 65 | 10 | 2015 | 6 | 102 |
| DCK | 72 | 10 | 2015 | 7 | 119 |
| TOTALS | 617 | | | 493 | 8,373 |

| 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 | | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | |
|--|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 2 of 2 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 54,082 |
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| 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 |
| 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 | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 70 TWEEDIES PL, CRAWFORDVILLE | | | | | | | | | | | | | | | | |
| TOTALS 0 | | | | | | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |