

LOT 105 HS P-4-M-25A
IN DB 44 P 400 IN NW COR OF
THAT CERTAIN 20 AC TRACT OF

SPEARS EDWIN M
4177 SPRING CREEK HWY
CRAWFORDVILLE, FL 32327

2024

00-00-105-000-11730-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	02	WALL BD/WD	100
Interior Floo	14	CARPET	100
Interior Floo	08	SHT VINYL	50
Ceiling		N/A	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Units		0	100
Quality	03	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	840	100	2024
TOTALS	840		840

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MH SALVAGE	0%	- 2024									Heated Area: 840 HX Base Yr	
TOTALS	840		840	0									

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				0		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				11,250		
TOTAL MARKET VALUE				11,250		
SOH/AGL Deduction				0		
ASSESSED VALUE				11,250		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				11,250		
TOTAL JUST VALUE				11,250		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				12,250		
5 YR PRCL CK, N/C. LAND IS OVERGROWN, HARD TO SEE						
FR 5YR CK, RESTORE MH TO 220, CHG BUSE TO 200 & LA						
5 YR PRCL CH, N/C						
COA PER WAK TCO						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/0306	5/06/2023	QC	U	V	11	100
GRANTOR: SPEARS WILLIE JACK						
GRANTEE: SPEARS EDWIN M						
0187/0506	1/29/1992	PD	U	V		100
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=30,10] E60 S14 W60 N14 \$						

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			
3629 SPRING CREEK HWY, CRAWFORDVILLE														BLD DATE	10/26/2021	JSJS	LGL DATE	10/26/2021	JSJS
														XF DATE			LAND DATE		
														INC DATE			AG DATE		

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	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	11,250							