PARADISE VILLAGE SHELL POINT
UNIT 1 LOT 4
OR 76 P 290 OR 88 P 692

WATSON JUDY S
25 JANET DR
CRAWFORDVILLE, FL 32327

**2024**

**00-00-121-122-11977-004**

## BUILDING CHARACTERISTICS

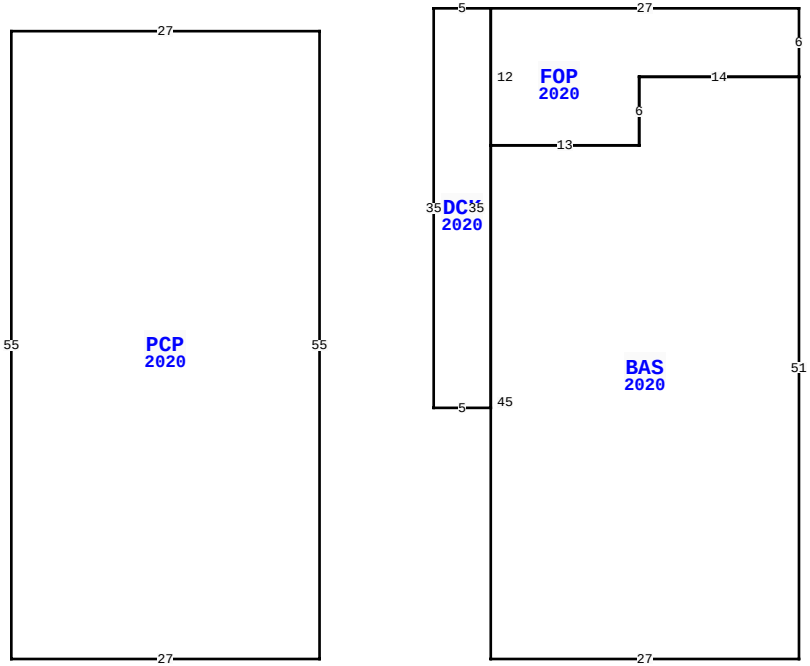
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 05 | PILE CONCR 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | VYL PLANK 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 07 | GOOD |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | 4 | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,299 | 100 | 2020 | 1,299 | 113,669 |
| DCK | 175 | 10 | 2020 | 18 | 1,575 |
| FOP | 240 | 35 | 2020 | 84 | 7,351 |
| PCP | 1,485 | 10 | 2020 | 148 | 12,950 |
| TOTALS | 3,199 | | | 1,549 | 135,544 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,549 | 132.9900 | 93.09 | 144,196 | 2020 | 2020 | 0 | 0 | 0 | 6.00 | 94.00 |

1 MOBILE HOM 100% - 2017 Heated Area: 1299 HX Base Yr 2017




25 JANET DR, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 05/10/2022 | JSJS | LGL DATE | 02/09/2010 | JBHC |
| XF DATE | 09/08/2020 | MMJT | LAND DATE | | |
| INC DATE | | | AG DATE | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0371 | FLOATING D | 0 | 100 | 21 | 10 | 210.00 | SF | 20.00 | 20.00 | 100 | 1982 | 1982 | 3 | 20 | 840 | |
| 2 | 0375 | WOOD WALK | 0 | 100 | 19 | 4 | 76.00 | SF | 15.00 | 15.00 | 100 | 2014 | 2014 | 3 | 62 | 707 | |
| 4 | 0210 | CONCRETE D | 0 | 100 | 37 | 27 | 999.00 | SF | 6.00 | 6.00 | 100 | 2020 | 2020 | 3 | 89 | 5,335 | |
| 5 | 0211 | CONCRETE W | 0 | 100 | 6 | 6 | 36.00 | SF | 6.00 | 6.00 | 100 | 2020 | 2020 | 3 | 89 | 192 | |
| 6 | 0060 | DECK WOOD | 0 | 100 | 5 | 3 | 15.00 | SF | 5.00 | 5.00 | 100 | 2020 | 2020 | 3 | 97 | 73 | |
| 7 | 0009 | DUMBWAITER | 0 | 100 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2020 | 2020 | 3 | 94 | 9,400 | |

## WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 135,544 |
| TOTAL MARKET OB/XF VALUE | | 16,547 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 237,091 |
| SOH/AGL Deduction | | 23,752 |
| ASSESSED VALUE | | 213,339 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 105,000 |
| BASE TAXABLE VALUE | | 108,339 |
| TOTAL JUST VALUE | | 237,091 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 207,125 |

5 YR PRCL CK, CHG ELMNTS, FIX TRAV ADD UST, ALL FU

DELETE MH FROM XFOB, ACTIVE ON BLD SCREEN

XFOB LN 4-8.

5 YR PRCL CK, REPLACE/UNLIVABLE BLDG 1, PU

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19001452 | DECK-CO | 0 | 11/01/2019 |
| 19001173 | MOBILE HOME-CO | 0 | 09/06/2019 |
| 18001411 | DEMO-CO | 0 | 12/17/2018 |
| 16000917 | ROOF OVER | 0 | 09/15/2016 |
| 20051198 | A/C | 0 | 08/08/2005 |
| 20051006 | REPAIR MH | 0 | 07/19/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0379/0604 | 5/02/2000 | WD | Q | I | | 87,500 |
| GRANTOR: MARTIN ROGER D & KARE | | | | | | |
| GRANTEE: WATSON WILLIAM G & | | | | | | |
| 0294/0811 | 3/12/1997 | WD | Q | I | | 90,900 |
| GRANTOR: MARTIN ROGER D & KARE | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2020] W27 DCK=[YR=2020] W5 S35 E5 N35$ S12 E13 N6 E14 BAS=[YR=2020] W14 S6 W13 S45 PTR=W15 PCP=[YR=2020] N55 W27 S55 E27$ E15$ E27 N51$ N6$.

## LAND DESCRIPTION

TOTAL OB/XF 16,547

| 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 | 000270 | C | MH-CANAL | 100 | | | 57.00 | 115.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/10/2022 BY JSJS Total Acres: 0.15 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 04/01/2026 BY SYS