

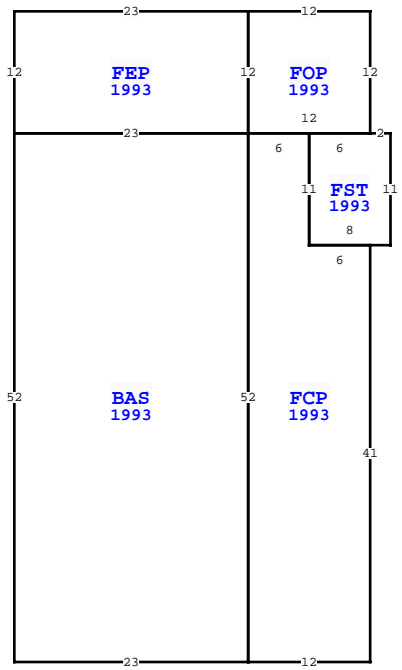
PARADISE VILLAGE SHELL POINT
 UNIT 1 LOT 7 OR 24 P 41
 OR 68 P 800 OR 964 P 228

NICHOLS JOHN J/NICHOLS SUSAN J ETAL
 31 JANET DRIVE
 CRAWFORDVILLE, FL 32327

2024

00-00-121-122-11977-007


ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	04	PLYWOOD		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	PV			PV GRD 100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	0200 MOBILE HOME				
MAP NUM	4	MKT AREA		06	
NEIGHBORHOOD/LOC	122.100		1.45/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	89,332
FCP	558	25	1993	140	10,457
FEP	276	85	1993	235	17,553
FOP	144	35	1993	50	3,735
FST	88	65	1993	57	4,258
TOTALS	2,262			1,678	125,333

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% - 2005									
Heated Area: 1431 HX Base Yr 2005											
											
31 JANET DR, CRAWFORDVILLE											
BLD DATE	05/10/2022		JSJS	LGL DATE							
XF DATE	02/28/2019		RTSR	LAND DATE	02/09/2010		JBHC				
INC DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				125,333		
TOTAL MARKET OB/XF VALUE				10,378		
TOTAL LAND VALUE - MARKET				85,000		
TOTAL MARKET VALUE				220,711		
SOH/AGL Deduction				125,984		
ASSESSED VALUE				94,727		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				44,727		
TOTAL JUST VALUE				220,711		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				190,834		
5 YR PRCL CK, CHG ELMNTS AS FUTURE PAPER. NO VISIB						
DELETE MH FROM XFOB, ACTIVE ON BLD SCREEN						
MICHAEL						
5 YR PRCL CH, DAMAGE REVIEW FOR HURRICANE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
18001365	HVAC-CO	0	12/11/2018			
2008115	REROOF	0	02/11/2008			
30561	RP A/C	0	07/25/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0964/0228	3/11/2015	WD	U	I	11	100
GRANTOR: NICHOLS JOHN J & SUSA						
GRANTEE: NICHOLS JOHN J&SUSA						
0068/0800	4/01/1979	WD	U	I		32,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=1993] W12 S12 E12 FST=[YR=1993] W6 S11 FCP=[YR=1993] N11 W6 S52 BAS=[YR=1993] N52 W23 FEP=[YR=1993] E23 N12 W23 S12\$ S52 E23\$ E12 N41 W6\$ E8 N11 W2\$ N12\$.						

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	0210	CONCRETE D	0	100	13	12		156.00	6.00	100	1980	1980	3	20	187	
3	0371	FLOATING D	0	100	20	10		200.00	SF 20.00	100	1994	1994	3	20	800	
4	0375	WOOD WALK	0	100	14	3		42.00	SF 15.00	100	1993	1993	3	20	126	
5	0006	ELECTRIC L	0	100	0	0		1.00	UT 8,500.00	100	1996	1996	3	20	1,700	
6	0006	ELECTRIC L	0	100	0	0		1.00	UT 8,500.00	100	2020	2020	3	89	7,565	

LAND DESCRIPTION												TOTAL OB/XF												10,378				
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	000270	C	MH-CANAL	100			60.00	115.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000											