PARADISE VILLAGE SHELL POINT
UNIT 1 LOT 75
OR 88 P 789 & OR 100 P 127

ROSINSKY HERBERT/ROSINSKY MYRNA LEE
49 CONNIE DRIVE
CRAWFORDVILLE, FL 32327

2024

00-00-121-122-11977-075

BUILDING CHARACTERISTICS

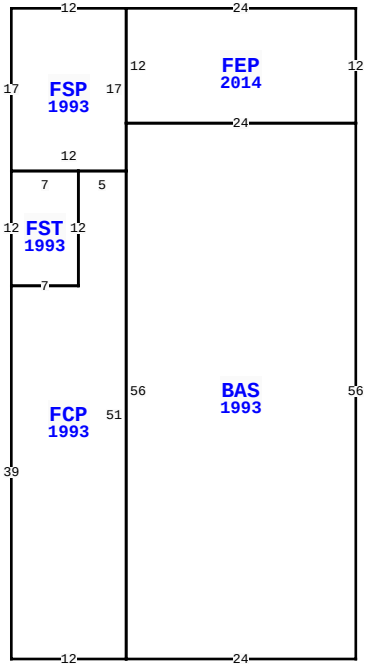
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1,344	100	1993	1,344	101,289
FCP	528	25	1993	132	9,948
FEP	288	85	2014	245	18,464
FSP	204	60	1993	122	9,194
FST	84	65	1993	55	4,145
TOTALS	2,448			1,898	143,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,898	185.6250	188.41	357,602	1972	1982	0	0	0	60.00	40.00

1 MOBILE HOM 100% - 2024 Heated Area: 1589 HX Base Yr 2024



BLD DATE	02/28/2019	RTSR	LGL DATE		
XF DATE	02/28/2019	RTSR	LAND DATE	02/09/2010	JBHC
INC DATE			AG DATE		

49 CONNIE DR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,041
TOTAL MARKET OB/XF VALUE		1,850
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		229,891
SOH/AGL Deduction		74,163
ASSESSED VALUE		155,728
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,728
TOTAL JUST VALUE		229,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,893

MAIL ADDR UPDATED PER IN PERSON HX APP

BLDG SCREEN

5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE ON

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
0329/0611	7/13/1998	WD	Q	I		90,000
GRANTOR: STROBEL JOHN C & MARY						
GRANTEE:						
0141/0391	5/01/1988	WD	U	I		85,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2014] W24 S12 E24 BAS=[YR=1993] W24 S56
FCP=[YR=1993] N51 W5 S12 W7 FST=[YR=1993] E7 N12 W7
FSP=[YR=1993] E12 N17 W12 S17$ S12$ S39 E12$ E24 N56$ N12$.

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
2	0371	FLOATING D	0	100	20	8	160.00	SF	20.00	20.00	100	1979	1979	3	20	640	
3	0210	CONCRETE D	0	100	33	12	396.00	SF	6.00	6.00	100	1981	1981	3	20	475	
4	0210	CONCRETE D	0	100	35	10	350.00	SF	6.00	6.00	100	2006	2006	3	27	567	
5	0375	WOOD WALK	0	100	16	4	56.00	SF	15.00	15.00	100	1999	1999	3	20	168	

LAND DESCRIPTION

TOTAL OB/XF 1,850

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			65.00	126.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/11/2022 BY JSJS Total Acres: 0.19 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 06/17/2026 BY SYS