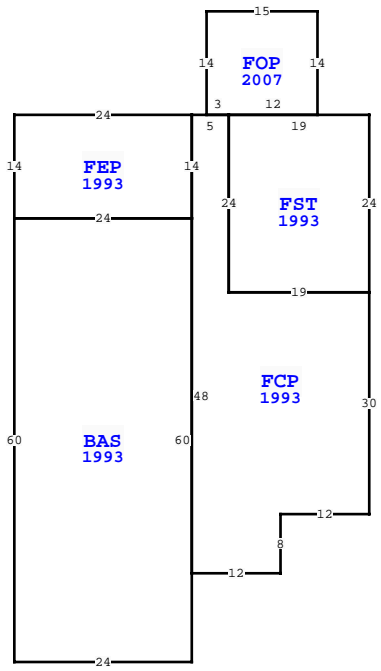




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
12	HARDWOOD 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
3	100				
1.5	100				
1.1	100				
PV	PV GRD 100				
0	100				
03	AVERAGE				
0200	MOBILE HOME				
4	MKT AREA	06			
122.100	1.45/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	146,727
FCP	936	25	1993	234	23,843
FEP	336	85	1993	286	29,142
FOP	210	35	2007	74	7,540
FST	456	65	1993	296	30,161
TOTALS	3,378			2,330	237,413

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%	- 2022		456,564	1979	1995	0	0	48.00	52.00	Heated Area: 1726 HX Base Yr 2022	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		237,413	
TOTAL MARKET OB/XF VALUE		4,851	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		327,264	
SOH/AGL Deduction		41,240	
ASSESSED VALUE		286,024	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		236,024	
TOTAL JUST VALUE		327,264	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,693	
BLDG SCREEN			
5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE ON			
COA PER WAK TCO			
5 YR PRCL CHK CORR DIMEN XFOB LN 2 AND 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000443	HVAC	0	11/09/2018
2008310	ELCLOSE SC PORCH	0	04/07/2008
026192	REROOF	0	02/15/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/0271	10/29/2021	WD Q	Q	I	01	280,000
GRANTOR: FOWINKLE CHARLES T						
GRANTEE: HIGHT JONATHAN & AN						
0413/0300	7/09/2001	WD Q	Q	I		113,000
GRANTOR: OLIVE CLINTON E & M M						
GRANTEE: FOWINKLE CHARLES T						

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	0	672.00	SF	6.00	6.00	100	1980	1980	3	20	806	
3	0371	FLOATING D	0	100	32	320.00	SF	20.00	20.00	40	1986	1986	3	40	2,560	
4	0375	WOOD WALK	0	100	4	64.00	SF	15.00	15.00	100	2008	2008	3	34	326	
5	0211	CONCRETE W	0	100	44	132.00	SF	6.00	6.00	100	2008	2008	3	34	269	
6	0371	FLOATING D	0	100	10	50.00	SF	20.00	20.00	100	2020	2020	3	89	890	
TOTALS														4,851		

BUILDING NOTES			
40 CONNIE DR, CRAWFORDVILLE			
BLD DATE		02/28/2019	RTSR
XF DATE		02/28/2019	RTSR
LGL DATE		02/09/2010	JBHC
LAND DATE			
AG DATE			
INC DATE			

BUILDING DIMENSIONS			
FST=[YR=1993] W19 S24 E19 FCP=[YR=1993] W19 N24			
FOP=[YR=2007] E12 N14 W15 S14 E3\$ W5 FEP=[YR=1993] W24 S14			
E24 N14\$ S14 BAS=[YR=1993] W24 S60 E24 N60\$ S48 E12 N8 E12			
N30\$ N24\$.			

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	000270	C	MH-CANAL	100			66.00	129.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							