P-4-3-M-75
A PARCEL OF LAND CONT 1 AC M/L
IN THE SW 1/4 OF SEC 3-3S-1E

MELANCON DENICE C
82 CULBREATH LN
CRAWFORDVILLE, FL 32327

2024

03-3S-01E-000-05009-003

BUILDING CHARACTERISTICS

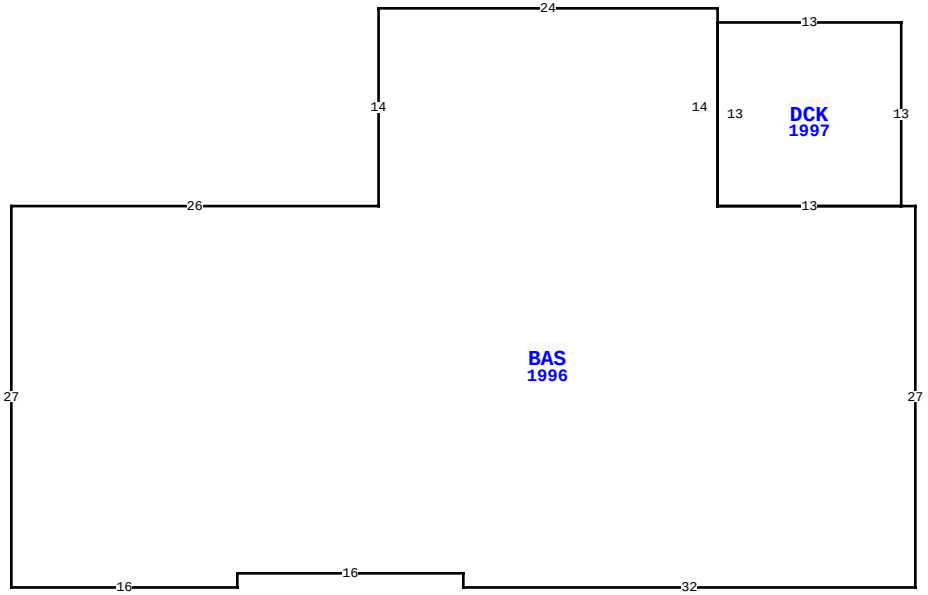
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	08	FAIR
DOR CODE	0200	MOBILE HOME
MAP NUM	1	MKT AREA 09
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100	1996	2,048	73,506
DCK	169	10	1997	17	610
TOTALS	2,217			2,065	74,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,065	96.7500	67.72	139,842	1996	1996	0	0	0	47.00	53.00

1 MOBILE HOM 100% - 2007 Heated Area: 2048 HX Base Yr 2007



82 CULBREATH LN, CRAWFORDVILLE

BLD DATE	06/18/2019 RTJT	LGL DATE	
XF DATE	06/18/2019 RTJT	LAND DATE	06/18/2019 RTJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,116
TOTAL MARKET OB/XF VALUE		1,131
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		82,747
SOH/AGL Deduction		42,071
ASSESSED VALUE		40,676
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,676
TOTAL JUST VALUE		82,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,284

5 YR PRCL CK, N/C
& FRME
5 YR PRCL CH, PU CORR TRAV, CHG QUAL, PU FNDN
CORR.PHY.ADD.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000614	ROOF OVER-CO	0	07/06/2020
20578	N/A	0	01/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0456	5/02/2024	QC	U	I	30	100
GRANTOR: CURRY KEVIN						
GRANTEE: MELANCON DENICE C						
0691/0186	9/01/2006	WD	Q	I		112,900
GRANTOR: PERKINS GARY & CAROL						
GRANTEE: CURRY KEVIN & DENIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W1 DCK=[YR=1997] N13 W13 S13 E13$ W13 N14 W24 S14 W26 S27 E16 N1 E16 S1 E32 N27$.

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	0940	OPEN SHED	0	100	20	24	480.00	SF	4.00	4.00	100	1991	1991	3	20	384	
2	0620	WOOD UTL B	0	100	6	8	48.00	SF	6.00	6.00	100	1995	1995	3	20	58	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1996	1996	3	53	689	

LAND DESCRIPTION

TOTAL OB/XF 1,131

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	000201	C	MH	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 06/18/2019 BY RTJT Total Acres: 1.00 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 04/22/2026 BY SYS