3-3S-1W P-2-4-M-63
A 5 AC TRACT KNOWN AS TRACT 4
OF A UNRECORDED SUBD KNOWN AS

LANKFORD GAIL/
49 FERRELL RD
CRAWFORDVILLE, FL 32327

2024

03-3S-01W-218-04229-004

BUILDING CHARACTERISTICS

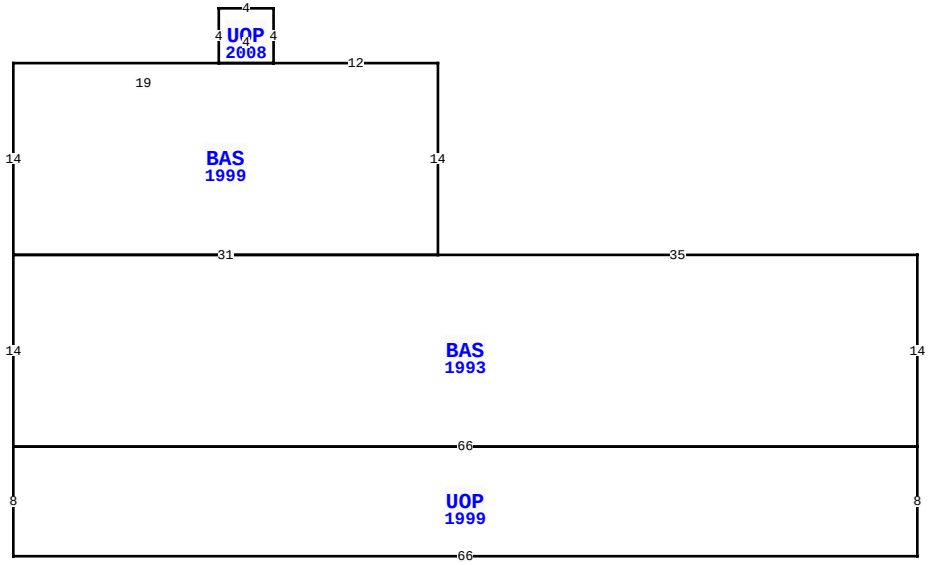
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0200	MOBILE HOME
MAP NUM	2	MKT AREA 11
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	30,794
BAS	434	100	1999	434	14,464
UOP	528	25	1999	132	4,399
UOP	16	25	2008	4	133
TOTALS	1,902			1,494	49,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,494	103.5000	72.45	108,240	1989	1989	0	0	0	54.00	46.00

1 MOBILE HOM 100% - 1998 Heated Area: 1358 HX Base Yr 1998



49 FERRELL RD, CRAWFORDVILLE

BLD DATE	12/13/2017	RTSR	LGL DATE	12/13/2017	RTSR
XF DATE	12/13/2017	RTSR	LAND DATE		
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		49,790
TOTAL MARKET OB/XF VALUE		2,085
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		89,375
SOH/AGL Deduction		41,602
ASSESSED VALUE		47,773
TOTAL EXEMPTION VALUE	HX HB WX	26,153
BASE TAXABLE VALUE		21,620
TOTAL JUST VALUE		89,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,112

5 YR PRCL CH, CORR DIMENS XFOB LN 5

ADD WX FOR 2018

LARRY J LANKFORD DOD 7-20-2017 OR 1061 P 827

5 YR PRCL CH, PU NEW TRAV, PU FNDN & FRME

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0246/0245	12/01/1994	WD	Q	I		44,500
GRANTOR:						
GRANTEE:						
0215/0786	7/14/1993	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 BAS=[YR=1999] N14 W12 UOP=[YR=2008] N4 W4 S4 E4$ W19 S14 E31$ W31 S14 E66 UOP=[YR=1999] W66 S8 E66 N8$ N14$.

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	0700	PORT BLDG	0	100	8	10	80.00	SF	8.00	8.00	100	1989	1989	3	46	294	
2	0940	OPEN SHED	0	100	12	24	288.00	SF	4.00	4.00	100	1994	1994	3	20	230	
3	0940	OPEN SHED	0	100	12	24	288.00	SF	4.00	4.00	100	1993	1993	3	20	230	
4	0020	BARN,FRAME	0	100	24	12	288.00	SF	12.00	12.00	100	1995	1995	3	20	691	
5	0080	4' CHAINLI	0	100	0	0	16.00	LF	13.00	13.00	100	1995	1995	3	20	42	
6	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1989	1989	3	46	598	

LAND DESCRIPTION

TOTAL OB/XF 2,085

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							
2	000000	C	VAC RES	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	30,000							

REVIEW DATE 03/30/2022 BY JSLW Total Acres: 5.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 04/08/2026 BY SYS