SOUTHEAST CORNER S-4-3S-1W
CONT 1.05 AC P-16-1-M-63
OR 449 P 148-150

GAVIN JAMES
154 OLD BETHEL RD
CRAWFORDVILLE, FL 32327

2024

04-3S-01W-000-04283-001

BUILDING CHARACTERISTICS

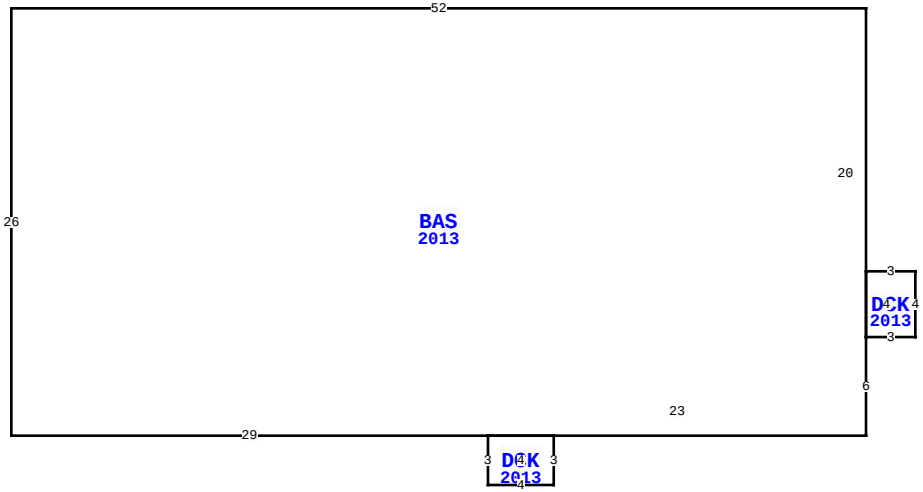
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2013	1,352	57,450
DCK	12	10	2013	1	43
DCK	12	10	2013	1	43
TOTALS	1,376			1,354	57,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,354	108.4000	75.88	102,742	1999	1999	0	0	0	44.00	56.00

1 MOBILE HOM 100% - 0 Heated Area: 1352 HX Base Yr



BLD DATE	08/13/2020	RTLC	LGL DATE
XF DATE	08/13/2020	RTLC	LAND DATE 08/13/2020 RTLC
INC DATE			AG DATE

154 OLD BETHEL RD, CRAWFORDVILLE

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	0620	WOOD UTL B	0	100	12	12	144.00	SF	6.00	6.00	100	1994	1994	3	20	173	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		57,536
TOTAL MARKET OB/XF VALUE		173
TOTAL LAND VALUE - MARKET		7,875
TOTAL MARKET VALUE		65,584
SOH/AGL Deduction		24,870
ASSESSED VALUE		40,714
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		15,714
TOTAL JUST VALUE		65,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,726

5 YR PRCL CK, N/C
1999 DWMH, DEMO XFOB LN 2-3
5 YR PRCL CH, DEMO 1990 SWMH & REPLACE W/
5 YR PRCL CH, PU FNDN & FRME, DEL XFOB LN 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013770	MECH	0	11/01/2013
2013711	MH SET-UP-CO	0	10/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0765/0396	7/23/2008	QC	Q	I	01	100
GRANTOR: GAVIN JAMES & OVERSTR						
GRANTEE: GAVIN JAMES						
0449/0150	7/08/2002	QC	U	I		100
GRANTOR: GAVIN JAMES & TOM BOY						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W52 S26 E29 DCK=[YR=2013] S3 E4 N3 W4$ E23 N6
DCK=[YR=2013] E3 N4 W3 S4$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 173

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	1.05	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,875							

REVIEW DATE 08/13/2020 BY RTLC Total Acres: 1.05 Total Land Value: 7,875 Market: 0 Agricultural: 0 Common: 7,875 PRINTED 04/29/2026 BY SYS