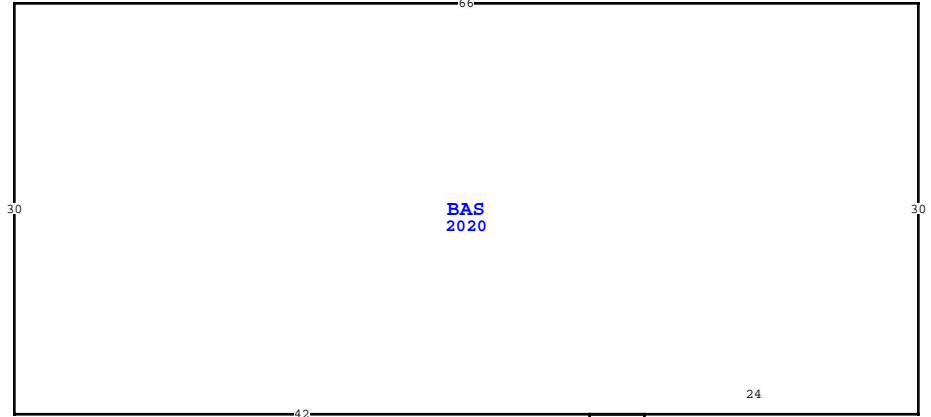


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Foundation	01 WOOD FRAME 100
Frame	30 WOOD FRAME 100
Exterior Wall	02 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 50
Interior Floo	14 CARPET 50
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Class	00 N/A 100
Units	0 100

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% - 2002		75.25	149,146	2020	2020	0	0	6.00	94.00



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			140,197
TOTAL MARKET OB/XF VALUE			5,850
TOTAL LAND VALUE - MARKET			47,925
TOTAL MARKET VALUE			193,972
SOH/AGL Deduction			103,401
ASSESSED VALUE			90,571
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			40,571
TOTAL JUST VALUE			193,972
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,120
COA PER RC REQUEST			
5 YR PRCL CK, DEMO/REPLACE BLDG 1.			
20118857, ID#LOHGA31971068A & B, 2019			
RP#12798619 & 12798620, TITLE#20118828 &			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000270	MH-CO	0	03/21/2020

Quality		03 AVERAGE			
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	1,980	100	2020	1,980	140,055
DCK	16	10	2020	2	142
TOTALS	1,996			1,982	140,197

EXTRA FEATURES		709 OLD PLANK RD, CRAWFORDVILLE															
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
1	0625	PORT WD UT	0	100	8	12	96.00	SF	6.00	6.00	100	2001	2001	3	20	115	
2	0700	PORT BLDG	0	100	4	9	36.00	SF	8.00	8.00	100	2003	2003	3	60	173	
3	0700	PORT BLDG	0	100	8	10	80.00	SF	8.00	8.00	100	2003	2003	3	60	384	
4	0030	BARN, POLE	0	100	22	27	594.00	SF	9.00	9.00	100	2003	2003	3	21	1,123	
5	0025	BARN, POLE	0	100	20	48	960.00	SF	12.50	12.50	100	2003	2003	3	21	2,520	
6	0620	WOOD UTL B	0	100	20	12	240.00	SF	6.00	6.00	100	2003	2003	3	21	302	
7	0940	OPEN SHED	0	100	12	12	144.00	SF	4.00	4.00	100	2003	2003	3	21	121	
8	0605	PORT VINYL	0	100	10	10	100.00	SF	0.00	0.00	100	2013	2013	3	57	0	
9	0060	DECK WOOD	0	100	10	16	160.00	SF	5.00	5.00	100	2013	2013	3	75	600	
10	0700	PORT BLDG	0	100	8	10	80.00	SF	8.00	8.00	100	2013	2013	3	80	512	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0403/0244	3/26/2001	WD	Q	V		12,000
GRANTOR:						
GRANTEE: CHAMPAGNE ROBERT N						

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	000201	C	MH	100			0.00	0.00	6.39	AC		1.00	1.00	1.00	7,500.00	7,500.00	47,925							

BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2020] W66 S30 E42 DCK=[YR=2020] S4 E4 N4 W4S E24 N30S.																	

REVIEW DATE																								
08/26/2020 BY RTJT Total Acres: 6.39 Total Land Value: 47,925 Market: 0 Agricultural: 0 Common: 47,925 PRINTED 04/22/2026 BY SYS																								