

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
08	WD ON PLY 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
04	PLYWOOD 100		
08	SHT VINYL 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
	3 100		
	2 100		
1.	1. 100		
00	N/A 100		
	0 100		
03	AVERAGE		
5000	IMPRVD AG RES		
2	MKT AREA	10	
000	1.00/		
BAS	1,610	100	1993
FOP	300	35	1993
UOP	20	25	1993
TOTALS	1,930		1,720
			61,753

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,720	111.5000	78.05	134,246	1989	1989	0	0	54.00	46.00		
1 MOBILE HOM 100% - 2024 Heated Area: 1610 HX Base Yr 2024													
45 HAPPY TIME DR, CRAWFORDVILLE													
BLD DATE		11/09/2020		RTSR		LGL DATE		11/09/2020		RTSR			
XF DATE		11/09/2020		RTSR		LAND DATE		11/09/2020		RTSR			
INC DATE						AG DATE							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			61,753
TOTAL MARKET OB/XF VALUE			6,872
TOTAL LAND VALUE - MARKET			111,700
TOTAL MARKET VALUE			87,809
SOH/AGL Deduction			0
ASSESSED VALUE			87,809
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			37,809
TOTAL JUST VALUE			180,325
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,257
COA PER NCOA			
2022 AG RENEWAL RECD			
COA PER RETURNED 2021 TRIM			
2021 AG RENEWAL W/O RETURN CARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001513	ELECTRIC-CO	0	11/27/2019
2010943	ELECT	0	09/10/2010
20061657	REROOF	0	10/12/2006
20051182	A/C	0	08/05/2005
20051041	DWMH	0	07/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1142/0751	3/04/2020	WD U	I	I	30	100
GRANTOR: SAVAGE ROGER AND BEVE						
GRANTEE: SAVAGE ROGER AND BEVE						
1142/0749	3/04/2020	WD P	I	I	98	100
GRANTOR: SAVAGE ROGER AND BEVE						
GRANTEE: DUNCAN CHARLES W						

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
1	0625	PORT WD UT	0	100 14 10	140.00	SF	6.00	6.00	100	2005	2005	3	24	202	
2	0940	OPEN SHED	0	100 20 40	800.00	SF	4.00	4.00	100	1990	1990	3	20	640	
3	0620	WOOD UTL B	0	100 8 8	64.00	SF	6.00	6.00	100	1990	1990	3	20	77	
4	0130	FIRE PLACE	0	100 0 0	1.00	UT	1,300.00	1,300.00	100	2005	2005	3	64	832	
5	0900	MH SITE	0	100 0 0	1.00	UT	5,000.00	5,000.00	100	1994	1994	3	100	5,000	
6	0940	OPEN SHED	0	100 8 14	112.00	SF	4.00	4.00	100	2006	2006	3	27	121	
TOTAL OB/XF														6,872	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W18 FOP=[YR=1993] N10 W30 S10 E30 \$ W42 S27 E40 N1 E5 UOP=[YR=1993] E5 S4 W5 N4 \$ E5 S1 E10 N27\$.													

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	000210	C	MH RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	006000	A	PASTURE 1	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	325.00	325.00	3,250							
3	005996	A	AG WETLAND	0			0.00	0.00	9.34	AC		1.00	1.00	1.00	100.00	100.00	934							