

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	07	VYL PLANK	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	10
NEIGHBORHOOD/LOC	115.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2017
DCK	20	10	2017
DCK	20	10	2017
TOTALS	1,552		

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% - 2023		75.25	114,079	2016	2016	0	0	14.00	86.00		
Heated Area: 1512 HX Base Yr 2023													
BLD DATE	04/28/2017	FRSR	LGL DATE	04/28/2017	FRSR								
XF DATE	04/28/2017	FRSR	LAND DATE	04/28/2017	FRSR								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			98,108
TOTAL MARKET OB/XF VALUE			5,554
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			128,662
SOH/AGL Deduction			18,589
ASSESSED VALUE			110,073
TOTAL EXEMPTION VALUE	HX HB 13		110,073
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			128,662
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,867
5-YR PARCEL CHECK; NO CHANGES			
S/O LOTS 49&50 TO REINSTATED PRCL 04314-049			
PRCL S/O REQUEST BY OWNER			
2022 T&P RECEIPT RETURNED FORWARD TO TALL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000405	MH-CO	0	03/24/2017
200972	REROOF-SHINGLES	0	01/26/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/0701	7/22/2022	WD Q	Q	I	01	195,000
GRANTOR: HARRIS JOHN W & JR (T)						
GRANTEE: KNUTSON RONALD L &						
0955/0226	10/09/2014	WD U	U	I	14	100
GRANTOR: HARRIS JOHN W & ANN T						
GRANTEE: HARRIS JOHN W JR (T)						

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	0700	PORT BLDG	0	100	10	7			8.00	100	1980	1980	3	20	112	
2	0700	PORT BLDG	0	100	10	13	SF		8.00	100	1980	1980	3	20	208	
3	0055	PORTABLE C	0	100	12	20	SF		3.00	100	1995	1995	3	20	144	
4	0055	PORTABLE C	0	100	18	20	SF		3.00	100	1995	1995	3	20	216	
5	0055	PORTABLE C	0	100	16	30	SF		3.00	100	1995	1995	3	20	288	
6	0210	CONCRETE D	0	100	12	22	SF		6.00	100	1995	1995	3	20	317	
7	0210	CONCRETE D	0	100	18	20	SF		6.00	100	1995	1995	3	20	432	
8	0210	CONCRETE D	0	100	16	52	SF		6.00	100	1995	1995	3	20	998	
9	0620	WOOD UTL B	0	100	12	30	SF		6.00	100	1995	1995	3	20	432	
10	0080	4' CHAINLI	0	100	0	0	LF		13.00	100	1995	1995	3	20	338	

TOTAL OB/XF													
3,485													
BLD DATE	04/28/2017	FRSR	LGL DATE	04/28/2017	FRSR								
XF DATE	04/28/2017	FRSR	LAND DATE	04/28/2017	FRSR								
INC DATE			AG DATE										

BUILDING NOTES													
96 RUSSELL DR, CRAWFORDVILLE													
BUILDING DIMENSIONS													
BAS=[YR=2017] W12 DCK=[YR=2017] N4 W5 S4 E5\$ W44 S27 E33													
DCK=[YR=2017] S4 E5 N4 W5\$ E23 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	000201	C	MH	100		RR1	125.00	180.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

