

GOLDEN GATE FOREST
TRACTS 70 OR 81 P 45
OR 87 P 157 OR 319 P 840

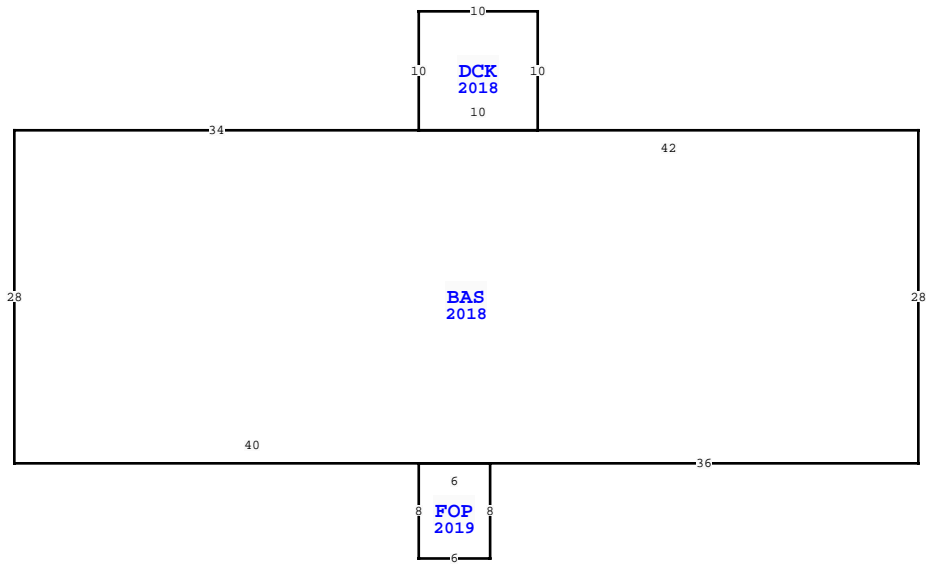
REITEN CHRISTIAN KIM/REITEN CHRISTIAN KIM
61 RUSSELL DR
CRAWFORDVILLE, FL 32327

2024

07-3S-01W-115-04314-070


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
4	100				
1.	1.100				
00	N/A 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
2	MKT AREA	10			
115.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2018	2,128	143,314
DCK	100	10	2018	10	673
FOP	48	35	2019	17	1,145
TOTALS	2,276			2,155	145,133

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% - 2019		74.83	161,259	2018	2018	0	0	10.00	90.00
Heated Area: 2128			HX Base Yr 2019								



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		145,133	
TOTAL MARKET OB/XF VALUE		2,686	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		172,819	
SOH/AGL Deduction		44,968	
ASSESSED VALUE		127,851	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		77,851	
TOTAL JUST VALUE		172,819	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,955	
5YR CK JS PU FOP IN NEW TRAV			
5 YR PRCL CH, PU NEW MH			
ID# RUS074639ALA & B TITLE# 135507140 & 262			
RP ISSUED 12775161 & 62 DWMH CLAY 2019 80'			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001237	DECKS	0	12/12/2018
18000982	MH-CO	0	11/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1086/0355	9/06/2018	WD	Q	I	01	17,000
GRANTOR: GABY SCOTT						
GRANTEE: REITEN CHRISTIAN KI						
1068/0808	4/03/2018	FJ	U	I	11	0
GRANTOR: ESTATE OF CLAUDIE EUG						
GRANTEE: GABY SCOTT 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	0080	4' CHAINLI	0	100	0	0			13.00	100	1993	1993	3	20	2,205	
2	0700	PORT BLDG	0	100	8	8			8.00	94	2018	2018	3	94	481	
TOTALS															2,686	

LAND DESCRIPTION																								
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							