GOLDEN GATE FOREST TRACT 72
OR 383 P 174 OR 614 P 582
OR 726 P 300

ALLEN VIRGINIA M
49 RUSSELL DR.
CRAWFORDVILLE, FL 32327

2024

07-3S-01W-115-04314-072

BUILDING CHARACTERISTICS

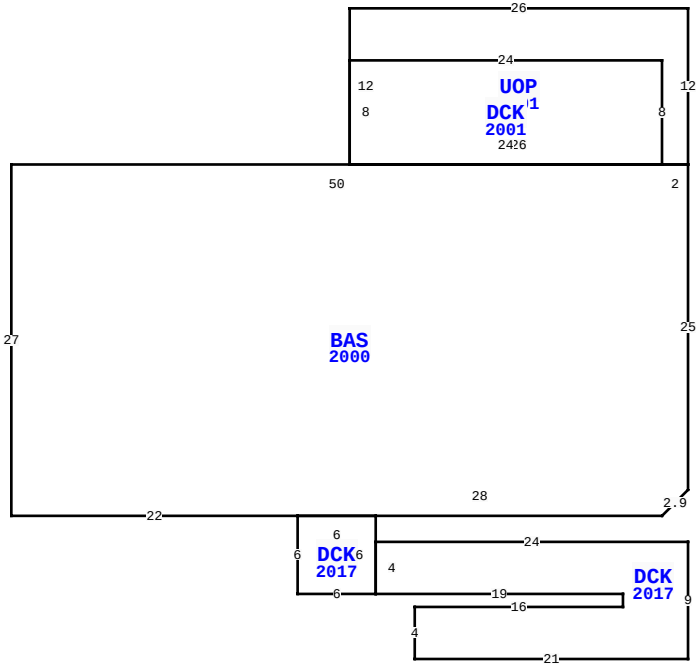
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,402	100	2000	1,402	60,136
DCK	192	10	2001	19	815
DCK	36	10	2017	4	172
DCK	185	10	2017	18	772
UOP	312	25	2001	78	3,346
TOTALS	2,127			1,521	65,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,521	107.5000	75.25	114,455	2000	2000	0	0	0	43.00	57.00

1 MOBILE HOM 100% - 2011 Heated Area: 1402 HX Base Yr 2011



49 RUSSELL DR, CRAWFORDVILLE

BLD DATE	06/23/2017	FRSR	LGL DATE		
XF DATE	06/23/2017	FRSR	LAND DATE	06/23/2017	FRSR
INC DATE			AG DATE		

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	0605	PORT VINYL	0	100	16	16	256.00	SF	0.00	0.00	100	2007	2007	3	30	0	
2	0211	CONCRETE W	0	100	5	5	25.00	SF	6.00	6.00	100	2017	2017	3	76	114	
3	0956	PRIVACY FE	0	100	0	0	65.00	LF	19.00	19.00	100	2020	2020	3	89	1,099	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,239
TOTAL MARKET OB/XF VALUE	1,213
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	91,452
SOH/AGL Deduction	39,294
ASSESSED VALUE	52,158
TOTAL EXEMPTION VALUE	HX HB 27,158
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	91,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,720

5YR CK JS DEMO XFOB PU XFOB

1, PU XFOB LN 3

5 YR PRCL CH, PU CORR TRAV, CHG CODE XFOB LN

2, PU CORR TRAV, PU FNDN & FRME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000380	WHEEL CH RAMP	0	03/20/2017
16001244	MECH	0	12/12/2016
02699	DWMH	0	02/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0832/0763	8/09/2010	WD	Q	I	01	77,000
GRANTOR: WINSKAS ANDREW B.						
GRANTEE: ALLEN VIRGINIA M						
0748/0373	2/12/2008	WD	Q	I		60,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: WINSKAS ANDREW B.						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2001] W26 S12 E26 BAS=[YR=2000] W2 DCK=[YR=2001] N8 W24 S8 E24$ W50 S27 E22 DCK=[YR=2017] S6 E6 DCK=[YR=2017] E19 S1 W16 S4 E21 N9 W24 S4$ N6 W6 $ E28 R2 U2 N25$ N12$.

LAND DESCRIPTION

TOTAL OB/XF 1,213

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		RR1	125.00	182.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 06/24/2022 BY JSLW Total Acres: 0.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/13/2026 BY SYS