WALKERS CROSSING
WEST 195 FT OF LOT 1
OR 139 P 490 OR 311 P 775

BARCLAY DONALD E
13549 DIBELLA AVE
PORT CHARLOTTE, FL 33981

2024

08-3S-01W-208-04334-001

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

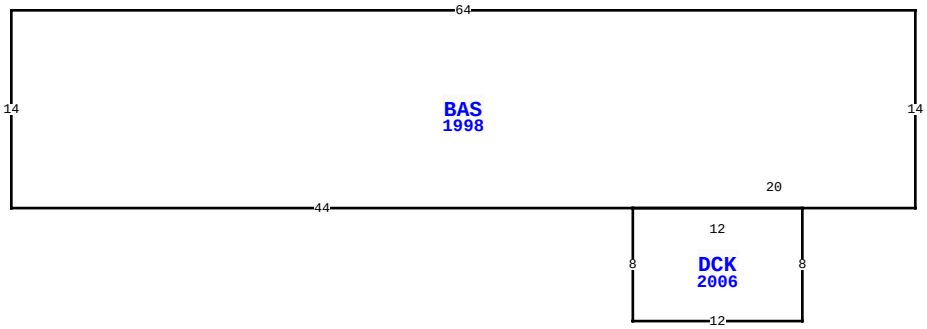
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1.5 100
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	208.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1998	896	30,771
DCK	96	10	2006	10	344
TOTALS	992			906	31,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	906	111.5000	78.05	70,713	1987	1987	0	0	0	56.00	44.00

1 MOBILE HOM 0% - 0 Heated Area: 896 HX Base Yr



67 WHITLOCK WAY, CRAWFORDVILLE

BLD DATE	08/10/2020	RTLC	LGL DATE	
XF DATE	08/10/2020	RTLC	LAND DATE	08/10/2020 RTLC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,114
TOTAL MARKET OB/XF VALUE	2,093
TOTAL LAND VALUE - MARKET	14,450
TOTAL MARKET VALUE	47,657
SOH/AGL Deduction	9,946
ASSESSED VALUE	37,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,711
TOTAL JUST VALUE	47,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,851

5 YR PRCL CK, N/C
5 YR PRCL CH, CORR RCVR
5 YR PRCL CH, PU FNDN & FRME
CHG MAIL.ADD.FWD ADD.PER USPO TO TC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061493	VINYL SIDING-CO	0	09/13/2006
20061421	UTILITY BLDG	0	08/30/2006
19937	N/A	0	08/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0605/0291	7/21/2005	WD	Q	I		45,000
GRANTOR: CLIFTON						
GRANTEE: BARCLAY						
0404/0151	4/04/2001	WD	Q	I		41,500
GRANTOR: MORGAN MIRANDA N & ED						
GRANTEE: CLIFTON CARLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W64 S14 E44 DCK=[YR=2006] S8 E12 N8 W12$ E20 N14$.

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	0080	4' CHAINLI	0	0	0	0	220.00	LF	13.00	13.00	100	1997	1997	3	20	572	
2	0700	PORT BLDG	0	0	24	12	288.00	SF	8.00	8.00	100	2006	2006	3	66	1,521	

LAND DESCRIPTION

TOTAL OB/XF 2,093

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	0			0.00	0.00	1.00	LT		1.00	1.00	0.85	17,000.00	14,450.00	14,450							

REVIEW DATE 08/10/2020 BY RTLC Total Acres: 0.00 Total Land Value: 14,450 Market: 0 Agricultural: 0 Common: 14,450 PRINTED 05/13/2026 BY SYS