

WALKERS CROSSING  
 LOT 11 OR 121 P 800  
 OR 186 P 177 OR 362 P 434

WANEX LEANN  
 195 WHITLOCK WAY  
 CRAWFORDVILLE, FL 32327

**2024**

08-3S-01W-208-04334-011

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				
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				
0200	MOBILE HOME				
2	MKT AREA		10		
208.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2000	1,512	64,853
DCK	12	10	2001	1	43
DCK	200	10	2001	20	858
TOTALS	1,724			1,533	65,754

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% - 2018		75.25	115,358	2000	2000	0	0	43.00	57.00
Heated Area: 1512 HX Base Yr 2018											
04/24/2018	04/24/2018									04/24/2018	

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		65,754		
TOTAL MARKET OB/XF VALUE		6,307		
TOTAL LAND VALUE - MARKET		17,000		
TOTAL MARKET VALUE		89,061		
SOH/AGL Deduction		13,152		
ASSESSED VALUE		75,909		
TOTAL EXEMPTION VALUE		HX HB SX 75,909		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		89,061		
NCON VALUE		4,531		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		69,299		
OR 1374 P 752 - DAVID THOMAS WANEX - DOD 08/12/24				
JS 5YR CK PU XFOBS 1/10/2023				
5 YR PRCL CH, N/C				
ADD HX FOR 2018				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
17000156	MECH	0	12/26/2017	
17001173	REROOF-CO	0	08/29/2017	
026413	DW MH	0	04/06/2000	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1044/0490	8/14/2017	WD Q	I 01	105,000
GRANTOR: NELSON JOSHUA				
GRANTEE: WANEX DAVID & LEANN				
0847/0037	2/21/2011	WD Q	I 01	84,000
GRANTOR: SNYDER DALE RENE A				
GRANTEE: NELSON JOSHUA				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2000] W56 S10 DCK=[YR=2001] W3 S4 E3 N4\$ S17 E20				
DCK=[YR=2001] S10 E20 N10 W20\$ E36 N27\$.				

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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	2000	2000	3	57	1,083	
2	0700	PORT BLDG	0	100	10	120.00	SF	8.00	8.00	100	2001	2001	3	58	557	
3	0940	OPEN SHED	0	100	10	100.00	SF	4.00	4.00	100	2008	2008	3	34	136	
6	0940	OPEN SHED	0	100	12	120.00	SF	4.00	4.00	100	2024	2018	AV	80	384	
7	0050	CARPORT UN	0	100	24	20	SF	9.00	9.00	100	2024	2021	AV	96	4,147	
TOTALS															6,307	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	17,000.00	17,000.00	17,000							