9-3S-1E P-71-M-75B
PARCEL OF LAND LYING IN
S 1/2 OF SEC 9

RYBAK ENTERPRISES LLC
4243 BLOXHAM CUTOFF RD
CRAWFORDVILLE, FL 32327

2024

09-3S-01E-000-05154-000

BUILDING CHARACTERISTICS

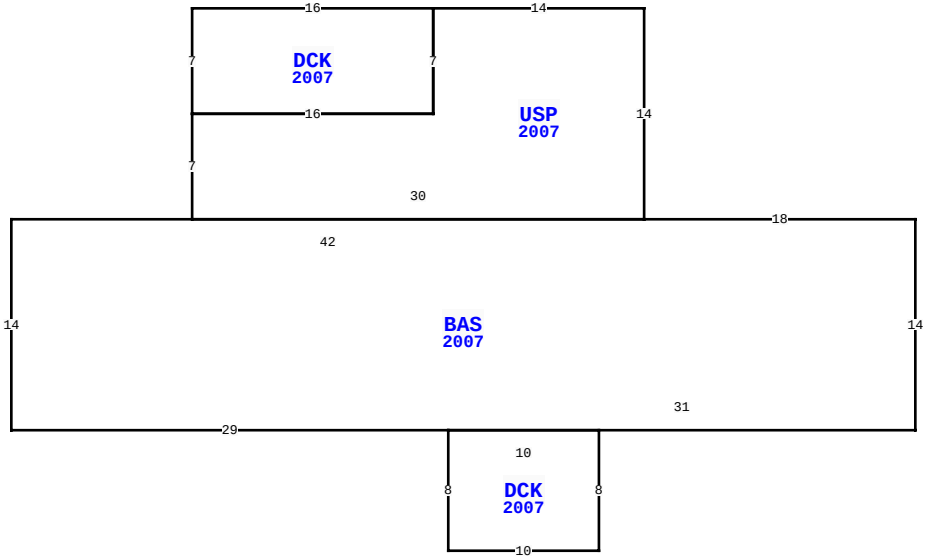
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
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	1	MKT AREA 09
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2007	840	30,694
DCK	80	10	2007	8	293
DCK	112	10	2007	11	402
USP	308	50	2007	154	5,627
TOTALS	1,340			1,013	37,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,013	116.0000	81.20	82,256	1988	1988	0	0	0	55.00	45.00

1 MOBILE HOM 0% - 0 Heated Area: 840 HX Base Yr



4179 BLOXHAM CUTOFF RD, CRAWFORDVILLE

BLD DATE	02/16/2022	JSJS	LGL DATE		
XF DATE	02/16/2022	JSJS	LAND DATE	03/23/2017	RTJT
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	0050	CARPORT UN	0	0	40	20	800.00	SF	9.00	9.00	100	1995	1995	3	52	3,744	
2	0940	OPEN SHED	0	0	6	10	60.00	SF	4.00	4.00	100	2009	2009	3	39	94	
3	0940	OPEN SHED	0	0	10	12	120.00	SF	4.00	4.00	100	2009	2009	3	39	187	
4	0940	OPEN SHED	0	0	22	10	220.00	SF	4.00	4.00	100	2008	2008	3	34	299	
5	0055	PORTABLE C	0	0	20	16	320.00	SF	3.00	3.00	100	2009	2009	3	39	374	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,015
TOTAL MARKET OB/XF VALUE	4,698
TOTAL LAND VALUE - MARKET	38,125
TOTAL MARKET VALUE	79,838
SOH/AGL Deduction	32,636
ASSESSED VALUE	47,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,202
TOTAL JUST VALUE	79,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,025

5 YR PRCL CH, N/C

ADD CHG PER OWNR 8506923872 (HEATHER)

5 YR PRCL CK. DEL XFOB LN 7. CHG FNDN.

CHG MAIL.ADD.FWD ADD.PER USPO TO TC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0943/0375	5/28/2014	QC	U	I	11	100
GRANTOR: BRIAN RYBAK AS PERS R						
GRANTEE: RYBAK ENTERPRISES,						
0251/0044	3/16/1995	WD	Q	V		32,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 USP=[YR=2007] N14 W14 DCK=[YR=2007] W16 S7 E16 N7$ S7 W16 S7 E30$ W42 S14 E29 DCK=[YR=2007] S8 E10 N8 W10$ E31 N14$.

LAND DESCRIPTION

TOTAL OB/XF 4,698

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	3.05	AC		1.00	1.00	1.00	12,500.00	12,500.00	38,125							

REVIEW DATE 02/16/2022 BY JSJS Total Acres: 3.05 Total Land Value: 38,125 Market: 0 Agricultural: 0 Common: 38,125 PRINTED 05/06/2026 BY SYS