

MEADOW ACRES LOT 11
 OR 48 P 474 OR 286 P 336/339
 OR 305 P 413 OR 294 P 769

JOHNSON ADRIAN
 96 LISA DR
 CRAWFORDVILLE, FL 32327

2024

12-4S-02W-118-01902-011

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 Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Heating Type	03	FORCED AIR	100		
Air Condition	02	WINDOW	100		
Bedrooms				3	100
Bathrooms				2	100
Stories	1.			1.	100
Class	00	N/A			100
Units					0 100
Quality	08	FAIR			
DOR CODE	0200	MOBILE HOME			
MAP NUM	5	MKT AREA		08	
NEIGHBORHOOD/LOC	000			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2001	1,716	59,157
DCK	64	10	2001	6	207
DCK	143	10	2001	14	483
DCK	64	10	2003	6	207
DCK	117	10	2009	12	414
TOTALS	2,104			1,754	60,468

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,754	89.5500	62.68	109,941	1998	1998		0	45.00	55.00
1 MOBILE HOM 100% - 2014 Heated Area: 1716 HX Base Yr 2014											
BLD DATE 10/09/2017 MMJT LGL DATE 10/09/2017 MMJT XF DATE 10/09/2017 MMJT LAND DATE 10/09/2017 MMJT INC DATE AG DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				60,468		
TOTAL MARKET OB/XF VALUE				1,045		
TOTAL LAND VALUE - MARKET				15,000		
TOTAL MARKET VALUE				76,513		
SOH/AGL Deduction				14,414		
ASSESSED VALUE				62,099		
TOTAL EXEMPTION VALUE				HX HB 37,099		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				76,513		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				62,269		
CHANGE HTTP, AC AND QUALITY						
5YR PRCL CK - DEMO XFOB PRTABLE MTL UNIT						
5 YR PRCL CK, PU XFOB LN 2						
ADD HX FOR 2014						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2013660	RE-ROOF-CO	0	09/19/2013			
022419	N/A	0	06/24/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0956/0654	9/08/2014	QC	U	I	11	100
GRANTOR: FRANKLIN DENNIS W						
GRANTEE: FRANKLIN ADRIAN						
0927/0268	11/14/2013	WD	Q	I	01	35,000
GRANTOR: JOHNSON JOHN A SR						
GRANTEE: FRANKLIN DENNIS & A						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2001] W16 N13 W20 S13 W20 DCK=[YR=2009] E9 N13						
DCK=[YR=2001] S13 E11 N13 W11\$ W9 S13\$ S26 E28 DCK=[YR=2001] W8 S8 E8 N8\$ DCK=[YR=2003] S8 E8 N8 W8\$ E28 N26\$.						

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	0	1.00	1,900.00	100	1998	1998	3	55	1,045	

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			155.00	299.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							