



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				
07	VYL PLANK 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
4	100				
2	100				
1.	1. 100				
00	N/A 100				
0	100				
03	AVERAGE				
0200	MOBILE HOME				
5	MKT AREA	08			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2022	1,976	138,992
DCK	9	10	2020	1	71
DCK	9	10	2020	1	71
TOTALS	1,994			1,978	139,133

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0200	02	1,978	106.9000	74.83	148,014	2020	2020	0	0	6.00	94.00			
1 MOBILE HOM 0% - 2024 Heated Area: 1976 HX Base Yr														
3900 CRAWFORDVILLE HWY, CRAWFORDVILLE														
				BLD DATE					LGL DATE	10/26/2017 MMJT				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		139,133	
TOTAL MARKET OB/XF VALUE		1,568	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		190,701	
SOH/AGL Deduction		0	
ASSESSED VALUE		190,701	
TOTAL EXEMPTION VALUE		02	190,701
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		190,701	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		94,605	
MH 50% PER NOTES			
MM PU NEW MH XFOB 0635			
5-YR PARCEL CHECK; NO CHANGES			
COA PER NCOA REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20-000604	MH-CO	0	07/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/0877	5/25/2023	WD	U	I	17	200,000
GRANTOR: FLEMING WENDY						
GRANTEE: RIVER OF LIFE CHURCH						
1152/0670	3/28/2020	QC	U	V	11	100
GRANTOR: KENON WEND NNA FLEMIN						
GRANTEE: FLEMING WENDY						

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	0700	PORT BLDG	0	0	20	10		200.00	SF	8.00				8.00	1,568

BUILDING NOTES													
BAS=[YR=2022] W59 DCK=[YR=2020] E3 N3 W3 S3\$ W17 S26 E44													
DCK=[YR=2020] W3 S3 E3 N3\$ E32 N26\$.													

BUILDING DIMENSIONS													
BAS=[YR=2022] W59 DCK=[YR=2020] E3 N3 W3 S3\$ W17 S26 E44													
DCK=[YR=2020] W3 S3 E3 N3\$ E32 N26\$.													

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	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							