

WOODLAND PARK  
LOT 4  
OR 143 P.486

HUTTENSTINE SHARON  
44 WOODLAND DR  
CRAWFORDVILLE, FL 32327

2024

13-4S-02W-206-01963-004



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |              |                      |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT                  | CD               |               |      |              |                      |
| Foundation               | 01               | WOOD FRAME    | 100  |              |                      |
| Frame                    | 02               | WOOD FRAME    | 100  |              |                      |
| Exterior Wall            | 26               | AL SIDING     | 70   |              |                      |
| Exterior Wall            | 01               | MINIMUM       | 30   |              |                      |
| Roof Structur            | 03               | GABLE/HIP     | 100  |              |                      |
| Roof Cover               | 13               | GALVALUM      | 100  |              |                      |
| Interior Wall            | 05               | DRYWALL       | 100  |              |                      |
| Interior Floo            | 08               | SHT VINYL     | 100  |              |                      |
| Heating Type             | 04               | AIR DUCTED    | 100  |              |                      |
| Air Condition            | 02               | WINDOW        | 100  |              |                      |
| Bedrooms                 |                  | 2             | 100  |              |                      |
| Bathrooms                |                  | 2             | 100  |              |                      |
| Stories                  | 1.               | 1.            | 100  |              |                      |
| Class                    | 00               | N/A           | 100  |              |                      |
| Units                    |                  | 0             | 100  |              |                      |
| Quality                  | 02               | BELOW AVERAGE |      |              |                      |
| DOR CODE                 | 0200             | MOBILE HOME   |      |              |                      |
| MAP NUM                  | 5                | MKT AREA      | 08   |              |                      |
| NEIGHBORHOOD/LOC         | 206.00           | 1.20/         |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 896              | 100           | 1993 | 896          | 29,886               |
| FOP                      | 96               | 35            | 2005 | 34           | 1,134                |
| FOP                      | 140              | 35            | 2008 | 49           | 1,634                |
| TOTALS                   | 1,132            |               |      | 979          | 32,654               |

| 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% - 2009 |             | 68.07          | 66,641         | 1988 | 1992 | 0    | 0    | 51.00 | 49.00  |
| Heated Area: 896 HX Base Yr 2009 |            |             |             |                |                |      |      |      |      |       |        |

| WAKULLA COUNTY PROPERTY                       |              |     |             |
|---|--------------|-----|-------------|
| VALUATION SUMMARY                             |              |     | PAGE 1 of 1 |
| VALUATION BY                                  |              |     | STANDARD    |
| Tax Group: 3                                  | Tax Dist:    |     |             |
| BUILDING MARKET VALUE                         |              |     | 32,654      |
| TOTAL MARKET OB/XF VALUE                      |              |     | 1,639       |
| TOTAL LAND VALUE - MARKET                     |              |     | 15,000      |
| TOTAL MARKET VALUE                            |              |     | 49,293      |
| SOH/AGL Deduction                             |              |     | 30,586      |
| ASSESSED VALUE                                |              |     | 18,707      |
| TOTAL EXEMPTION VALUE                         | HX HB        |     | 18,707      |
| BASE TAXABLE VALUE                            |              |     | 0           |
| TOTAL JUST VALUE                              |              |     | 49,293      |
| NCON VALUE                                    |              |     | 0           |
| INCOME VALUE                                  |              |     |             |
| PREVIOUS YEAR MKT VALUE                       |              |     | 30,673      |
| ROOF PU XFOBS                                 |              |     |             |
| 5YR CK MM CHG EXT MINI 30% INCR EYB 1988-1992 |              |     |             |
| 5 YR PRCL CK. DEL XFOB LN 6. CHG QUALITY.     |              |     |             |
| 2015 TRIM RTND . NDAA, UTF                    |              |     |             |
| PERMIT NUM                                    | DESCRIPTION  | AMT | ISSUED      |
| 18000980                                      | ROOF OVER-CO | 0   | 10/03/2018  |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0753/0485                      | 4/30/2008  | WD Q      | Q   | I   |        | 37,000     |
| GRANTOR: SHRIVER ALFRED S & DE |            |           |     |     |        |            |
| GRANTEE: HUTTENSTINE SHARON    |            |           |     |     |        |            |
| 0160/0036                      | 12/21/1989 | WD Q      | Q   | I   |        | 21,000     |
| GRANTOR:                       |            |           |     |     |        |            |
| GRANTEE:                       |            |           |     |     |        |            |

| 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              | 0620       | WOOD UTL B  | 0   | 100 | 8  | 10 | 80.00  | SF | 6.00  | 6.00           | 100       | 1990    | 1990        | 3 | 20     | 96              |       |
| 2              | 0700       | PORT BLDG   | 0   | 100 | 14 | 10 | 140.00 | SF | 8.00  | 8.00           | 100       | 2002    | 2002        | 3 | 59     | 661             |       |
| 3              | 0630       | METAL UTL   | 0   | 100 | 14 | 12 | 168.00 | SF | 8.00  | 8.00           | 100       | 2002    | 2002        | 3 | 20     | 269             |       |
| 4              | 0055       | PORTABLE C  | 0   | 100 | 20 | 16 | 320.00 | SF | 0.00  | 0.00           | 100       | 2019    | 2019        | 3 | 85     | 0               |       |
| 5              | 0060       | DECK WOOD   | 0   | 100 | 0  | 0  | 54.00  | SF | 5.00  | 5.00           | 100       | 2018    | 2018        | 3 | 95     | 257             |       |
| 6              | 0740       | UNFINISH O  | 0   | 100 | 6  | 6  | 36.00  | SF | 11.00 | 11.00          | 100       | 2018    | 2018        | 3 | 90     | 356             |       |
| TOTALS         |            |             |     |     |    |    |        |    |       |                |           |         |             |   | 1,639  |                 |       |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W44 FOP=[YR=2008] E14 N10 W14 S10\$ W20 S14 E54 FOP=[YR=2005] W16 S6 E16 N6\$ E10 N14\$. |  |  |  |  |  |  |  |  |  |

| 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    | 15,000.00  | 15,000.00      | 15,000     |                             |      |         |      |     |    |        |