



WOODLAND PARK LOTS 36,37 & 38  
 OR 141 P 213 OR 444 P 579  
 OR 949 P 304

NIELSEN KRIS  
 45 WOODLAND DRIVE  
 CRAWFORDVILLE, FL 32327

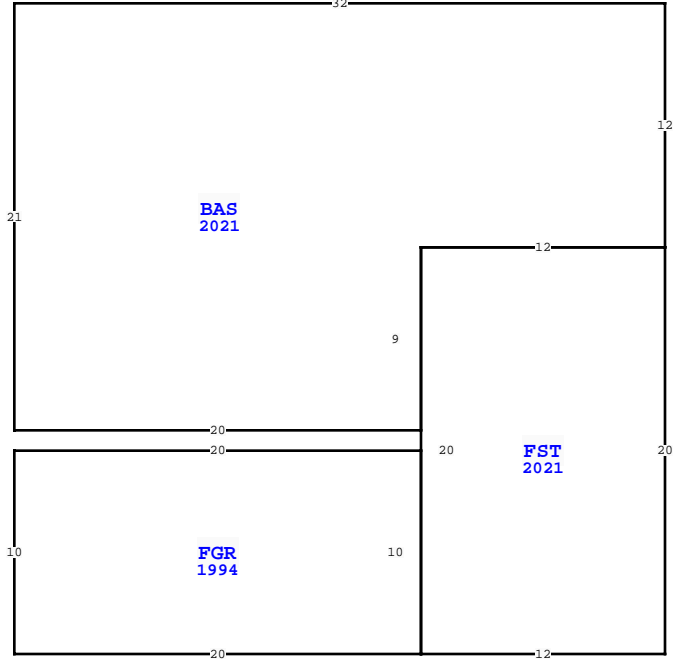
2024

13-4S-02W-206-01963-036



ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 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 Floo	07		VYL	PLANK 100	
Heating Type	03		FORCED	AIR 100	
Air Condition	03		CENTRAL	100	
Bedrooms		1	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.		1.100		
Units		0	100		
Quality	08		FAIR		
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	564	100	2021	564	56,963
FGR	200	50	1994	100	10,100
FST	240	55	2021	132	13,332
TOTALS	1,004			796	80,394

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	796	96.3000	109.78	87,385	1994	2015	0	0	8.00	92.00		
2 SINGLE FAM 0% - 0 Heated Area: 564 HX Base Yr													



WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				124,443		
TOTAL MARKET OB/XF VALUE				8,250		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				177,693		
SOH/AGL Deduction				36,255		
ASSESSED VALUE				141,438		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				141,438		
TOTAL JUST VALUE				177,693		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				128,580		
CHG TRAVERSE.						
ADJUST EYB TO REFLECT UPDATES, CHG INT, QUAL.						
5 YR PRCL CK, PU XFOB LN 5, 6. DEL XFOB LN 9.						
ADD HX FOR 2015						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/0063	2/09/2021	WD Q	Q	I	01	55,000
GRANTOR: J5 REI, LLC						
GRANTEE: NIELSEN KRIS						
1194/0060	2/09/2021	WD Q	Q	I	01	54,900
GRANTOR: WILKES GEORGE T						
GRANTEE: J5 REI, LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021] W32 S21 E20 N9 E12 FST=[YR=2021] W12 S20						
FGR=[YR=1994] N10 W20 S10 E20\$ E12 N20\$ N12\$.						

EXTRA FEATURES														45 WOODLAND DR, CRAWFORDVILLE		
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

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	