

WHITE OAKS LOT 5  
 OR 157 P 685 OR 488 P 50  
 OR 899 P 673 OR 927 P 864

WEST VALARIE  
 52 BIG WHITE OAK LN  
 CRAWFORDVILLE, FL 32327

**2024**

16-3S-01E-140-05207-005

ELEMENT		CD	BUILDING CHARACTERISTICS		
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 Floo	08	SHT VINYL	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	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	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	1,040	100	2021	1,040	70,766
DCK	9	10	2021	1	68
DCK	9	10	2021	1	68
TOTALS	1,058			1,042	70,903

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%	- 2022		70.88	73,857	2021	2021	0	0	4.00	96.00
				Heated Area: 1040				HX Base Yr 2022				
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">BAS 2021</p> </div>												
				52 BIG WHITE OAK LN, CRAWFORDVILLE				10/08/2021	FRLH	LGL DATE	10/08/2021	FRLH

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		70,903			
TOTAL MARKET OB/XF VALUE		0			
TOTAL LAND VALUE - MARKET		8,000			
TOTAL MARKET VALUE		78,903			
SOH/AGL Deduction		11,027			
ASSESSED VALUE		67,876			
TOTAL EXEMPTION VALUE		HX HB 42,876			
BASE TAXABLE VALUE		25,000			
TOTAL JUST VALUE		78,903			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		65,899			
JS PRMT CK, PU XFOB. CC 09/2022					
COA REQUEST BY VALERIE WEST					
PU MH; PWR 9-27-21; CO 9/21/2021					
5 YR PRCL CK, N/C					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
22000738	SHED-CC	0	07/20/2022		
21000782	MH-CO	0	07/30/2021		
<b>SALES DATA</b>					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1220/0340	7/21/2021	WD Q	V	01	24,500
GRANTOR: SPRINGER GINA SUZANNE					
GRANTEE: WEST VALARIE					
<b>BUILDING NOTES</b>					
<b>BUILDING DIMENSIONS</b>					
BAS=[YR=2021] W34 DCK=[YR=2021] N3 W3 S3 E3\$ W6 S26 E27 DCK=[YR=2021] S3 E3 N3 W3\$ E13 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	0700	PORT BLDG	0	100	16	12			0.00	100	2022	2022	3	98	0	

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	8,000.00	8,000.00	8,000								