WHITE OAKS
LOT 8
OR 65 P 78 & OR 101 P 203

EZELL JAMES L & NINFA/EZELL NINFA ESTATE
58 BIG WHITE OAK LANE
CRAWFORDVILLE, FL 32327

2024

16-3S-01E-140-05207-008

BUILDING CHARACTERISTICS

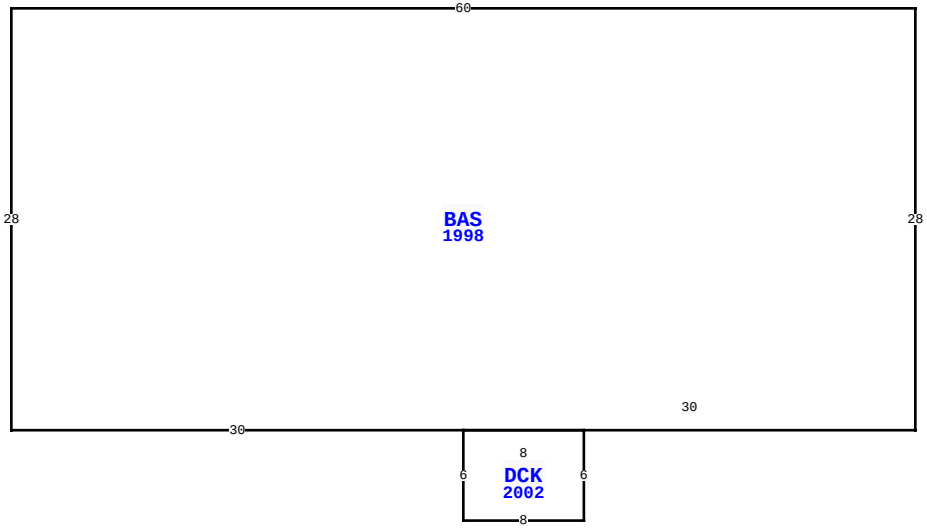
ELEMENT	CD	CONSTRUCTION
Foundation	00	N/A 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
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	1,680	100	1998	1,680	68,237
DCK	48	10	2002	5	203
TOTALS	1,728			1,685	68,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,685	105.5000	73.85	124,437	1998	1998	0	0	0	45.00	55.00

1 MOBILE HOM 0% - 0 Heated Area: 1680 HX Base Yr



58 BIG WHITE OAK LN, CRAWFORDVILLE

BLD DATE	03/30/2017	RTJT	LGL DATE		
XF DATE	03/30/2017	RTJT	LAND DATE	03/30/2017	RTJT
INC DATE			AG DATE		

EXTRA FEATURES

LN	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	12	12	144.00	SF	8.00	8.00	100	1987	1987	3	44	507	
2	0625	PORT WD UT	0	0	20	12	240.00	SF	0.00	0.00	100	2003	2003	3	21	0	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1998	1998	3	55	715	
4	0055	PORTABLE C	0	0	20	12	240.00	SF	3.00	3.00	100	2003	2003	3	21	151	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,440
TOTAL MARKET OB/XF VALUE	1,373
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	77,813
SOH/AGL Deduction	9,521
ASSESSED VALUE	68,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,292
TOTAL JUST VALUE	77,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,084

SPOKE TO DAUGHTER (JAMIE), SHE WILL BE WORKING WIT
DC OR 1333 P 46 NINFA EZELL
CERTIFIED MAIL RTND, UNABLE TO FORWARD
DAUGHTER PHONE CALL 2/28/2022 SEE PREV NOTES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
024085	MECH	0	09/01/1998
024019	DW/MH	0	08/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0629/0740	12/07/2005	WD	Q	I	01	100

GRANTOR: CULBREATH EDWIN T JR
GRANTEE: EZELL JAMES L & NIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S28 E30 DCK=[YR=2002] S6 E8 N6 W8 $ E30 N28 $.

LAND DESCRIPTION

TOTAL OB/XF 1,373

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 02/15/2022 BY JSLA Total Acres: 2.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 05/06/2026 BY SYS