WAKULLA STATION ESTATES
UNIT 1 LOT 4 CONT 5.98 AC
OR 104 P 7-12

HUGHES GEORGE K/HUGHES CYNTHIA G
44 NORTH STATION LANE
CRAWFORDVILLE, FL 32327

2024

16-3S-01E-251-05203-WS4

BUILDING CHARACTERISTICS

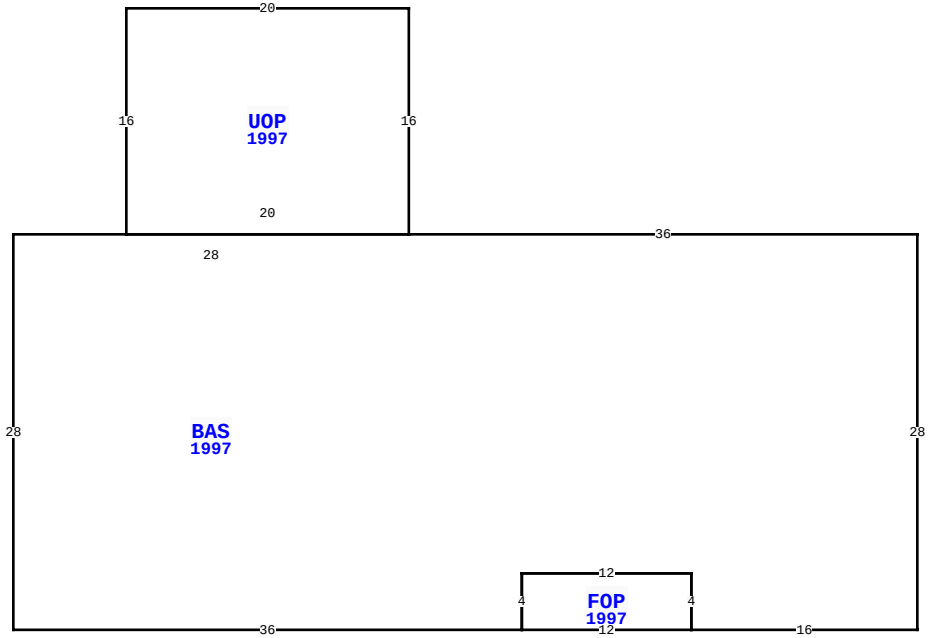
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1,744	100	1997	1,744	74,164
FOP	48	35	1997	17	723
UOP	320	25	1997	80	3,402
TOTALS	2,112			1,841	78,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,841	112.5000	78.75	144,979	1997	1997	0	0	0	46.00	54.00

1 MOBILE HOM 100% - 1998 Heated Area: 1744 HX Base Yr 1998



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

44 NORTH STATION LN, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		78,289
TOTAL MARKET OB/XF VALUE		2,080
TOTAL LAND VALUE - MARKET		44,850
TOTAL MARKET VALUE		125,219
SOH/AGL Deduction		50,582
ASSESSED VALUE		74,637
TOTAL EXEMPTION VALUE	HX HB	49,637
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,175

5 YR CHK NO CHANGE

5 YR PRCL CHK, CHG RCVR, CHG TRAV

CAP SOH DISCVRY ITEMS

5 YR PRCL CH, PU XFOB LN 1-5, NEW TRAV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013799	RE-ROOF	0	11/13/2013
22046	N/A	0	03/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0287/0578	11/07/1996	WD	Q	V		25,000
GRANTOR: HUGHES GEORGE K & CYN						
GRANTEE:						
0271/0762	3/21/1996	WD	U	V		80,000
GRANTOR: HUGHES GEORGE K & CYN						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W36 UOP=[YR=1997] N16 W20 S16 E20$ W28 S28 E36 N4 E12 S4 FOP=[YR=1997] W12 N4 E12 S4$ E16 N28 $.

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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1997	1997	3	54	702	
2	0055	PORTABLE C	0	100	20	20	400.00	SF	3.00	3.00	100	1998	1998	3	20	240	
3	0055	PORTABLE C	0	100	20	20	400.00	SF	3.00	3.00	100	1998	1998	3	20	240	
4	0700	PORT BLDG	0	100	8	8	64.00	SF	8.00	8.00	100	1998	1998	3	55	282	
5	0700	PORT BLDG	0	100	14	10	140.00	SF	8.00	8.00	100	1998	1998	3	55	616	

LAND DESCRIPTION

TOTAL OB/XF 2,080

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	100			0.00	0.00	5.98	AC		1.00	1.00	1.00	7,500.00	7,500.00	44,850							

REVIEW DATE 05/23/2022 BY JSLA Total Acres: 5.98 Total Land Value: 44,850 Market: 0 Agricultural: 0 Common: 44,850 PRINTED 05/06/2026 BY SYS