WAKULLA STATION ESTATES
UNIT 1 LOT 6 CONT 5.28 AC
OR 104 P 7-12 OR 278 P 38

SIMS MELFORD EUGENE/SIMS CRYSTAL BELLE
31 NORTH STATION LN
CRAWFORDVILLE, FL 32327

2024

16-3S-01E-251-05203-WS6

BUILDING CHARACTERISTICS

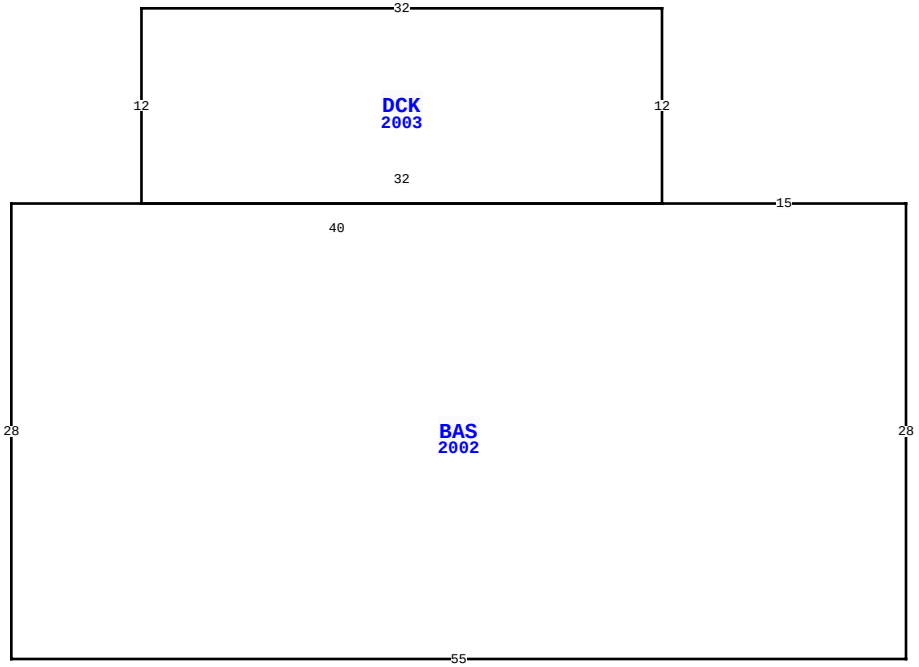
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1,540	100	2002	1,540	70,916
DCK	384	10	2003	38	1,750
TOTALS	1,924			1,578	72,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,578	111.5000	78.05	123,163	2002	2002	0	0	0	41.00	59.00

1 MOBILE HOM 100% - 2003 Heated Area: 1540 HX Base Yr 2003



BLD DATE	02/16/2017	FRSR	LGL DATE		
XF DATE	02/16/2017	FRSR	LAND DATE	02/16/2017	FRSR
INC DATE			AG DATE		

31 NORTH STATION LN, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,666
TOTAL MARKET OB/XF VALUE		11,528
TOTAL LAND VALUE - MARKET		39,600
TOTAL MARKET VALUE		123,794
SOH/AGL Deduction		41,936
ASSESSED VALUE		81,858
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,858
TOTAL JUST VALUE		123,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,652

JS 5 YR CK, DEMO XFOB.

PU XFOB LN 2-4

5 YR PRCL CH, CHG RCVR, CORR DIMENS XFOB LN 1

CAP SOH DSICVRY ITEMS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001316	POLE BARN-CO	0	01/17/2017
2013704	RE-ROOF	0	10/08/2013
28820	DWMH	0	03/25/2002
28822	MECH	0	03/25/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/0459	2/19/2021	QC	U	V	30	100
GRANTOR: SIMS MELFORD EUGENE &						
GRANTEE: SIMS MELFORD EUGENE						
0439/0492	4/02/2002	WD	Q	V		32,500
GRANTOR: STINSON DENISE						
GRANTEE: SIMS MELFORD EUGENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 DCK=[YR=2003] N12 W32 S12 E32$ W40 S28 E55 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	0700	PORT BLDG	0	100	8	16	128.00	SF	8.00	8.00	100	2002	2002	3	59	604	
2	0125	MTL/VYL AC	0	100	0	0	463.00	LF	19.00	19.00	100	2013	2013	3	57	5,014	
3	0030	BARN,POLE	0	100	24	36	864.00	SF	9.00	9.00	100	2017	2017	3	76	5,910	

LAND DESCRIPTION

TOTAL OB/XF 11,528

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	5.28	AC		1.00	1.00	1.00	7,500.00	7,500.00	39,600							

REVIEW DATE 05/23/2022 BY JSLA Total Acres: 5.28 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 06/24/2026 BY SYS