WAKULLA FARM ESTATES UNIT 2
RECORDED TRACT 6 CONT 1.32 AC
OR 264 P 646 OR 442 P 134

MCCARTY MICHAEL KEITH
58 MT ZION RD
CRAWFORDVILLE, FL 32327

2024

17-3S-01E-234-05258-006

BUILDING CHARACTERISTICS

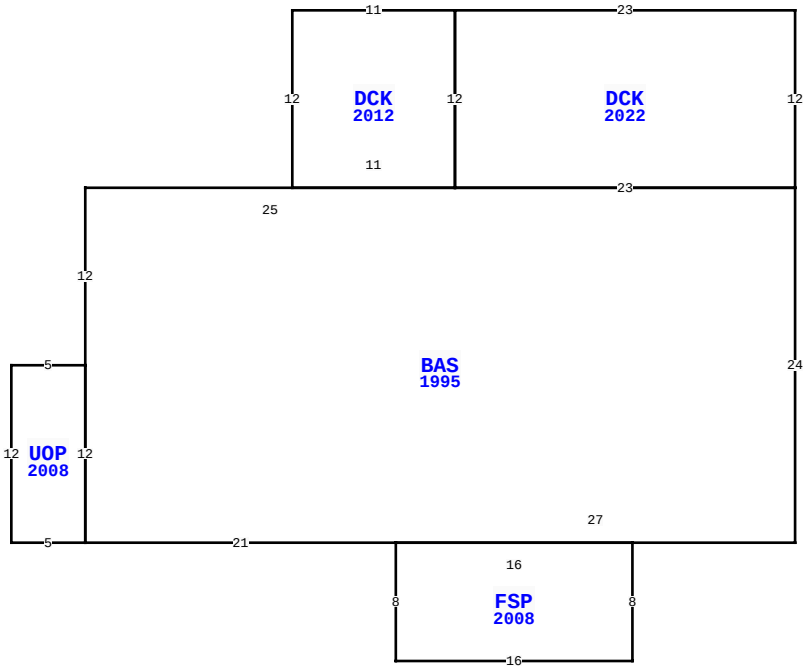
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	234.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1995	1,152	47,174
DCK	132	10	2012	13	532
DCK	276	10	2022	28	1,147
FSP	128	60	2008	77	3,153
UOP	60	25	2008	15	614
TOTALS	1,748			1,285	52,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,285	112.5000	78.75	101,194	1995	1995	0	0	0	48.00	52.00

1 MOBILE HOM 100% - 2009 Heated Area: 1152 HX Base Yr 2009



58 MT ZION RD, CRAWFORDVILLE

BLD DATE	08/29/2022	FRAK	LGL DATE		
XF DATE	05/03/2017	RTTP	LAND DATE	05/03/2017	RTTP
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,621
TOTAL MARKET OB/XF VALUE		9,051
TOTAL LAND VALUE - MARKET		9,900
TOTAL MARKET VALUE		71,572
SOH/AGL Deduction		32,365
ASSESSED VALUE		39,207
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,207
TOTAL JUST VALUE		71,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,646

FR 5 YR CK, PU NEW TRAV & XFOB, CHG INT

RTND QUESTINNAIRE- DID NOT PROVIDE SPOUSE SSN

MAR CERT JUDITH ELLEN TUCKER OR 1161 P 589

PU NEW TRAV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220	N/A	0	10/23/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0771/0510	9/17/2008	QC	Q	I	01	55,000
GRANTOR: CARTER LINDA C.						
GRANTEE: MCCARTY MICHAEL KEI						
0755/0376	5/19/2008	WD	Q	I		40,000
GRANTOR: 21ST MORTGAGE COMPANY						
GRANTEE: CARTER LINDA C.						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2022] W23 S12 E23 BAS=[YR=1995] W23 DCK=[YR=2012] N12 W11 S12 E11$ W25 S12 UOP=[YR=2008] W5 S12 E5 N12 $ S12 E21 FSP=[YR=2008] S8 E16 N8 W16$ E27 N24$ N12$.

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	1995	1995	3	52	676	
2	0956	PRIVACY FE	0	100	0	0	30.00	LF	19.00	19.00	100	2008	2008	3	34	194	
3	0700	PORT BLDG	0	100	13	10	130.00	SF	8.00	8.00	100	2008	2008	3	70	728	
4	0700	PORT BLDG	0	100	13	10	130.00	SF	8.00	8.00	100	2008	2008	3	70	728	
5	0610	VINYL UTL	0	100	12	13	156.00	SF	6.00	6.00	100	2008	2008	3	34	318	
6	0620	WOOD UTL B	0	100	8	10	80.00	SF	6.00	6.00	100	1996	1996	3	20	96	
7	0625	PORT WD UT	0	100	18	10	180.00	SF	6.00	6.00	100	2012	2012	3	52	562	
8	0605	PORT VINYL	0	100	10	10	100.00	SF	0.00	0.00	100	2013	2013	3	57	0	
9	0940	OPEN SHED	0	100	16	6	96.00	SF	4.00	4.00	100	2013	2013	3	57	219	
10	0605	PORT VINYL	0	100	10	10	100.00	SF	0.00	0.00	100	2013	2013	3	57	0	

LAND DESCRIPTION

TOTAL OB/XF 3,521

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	1.32	AC		1.00	1.00	1.00	7,500.00	7,500.00	9,900							

REVIEW DATE 08/29/2022 BY FRAK Total Acres: 1.32 Total Land Value: 9,900 Market: 0 Agricultural: 0 Common: 9,900 PRINTED 06/24/2026 BY SYS

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TOTALS					

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WAKULLA COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,646

5 YR PRCL CHK PU XFOB LN 7-10 CHG RCVR,
CAP SOH DISCVRY ITEM
FNDN & FRME
5 YR PRCL CH, PU XFOB LN 1-6, NEW TRAV, PU

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0630	METAL UTL	0	100	24	36	864.00	SF	8.00	8.00	100	2018	2018	3	80	5,530	

LAND DESCRIPTION

TOTAL OB/XF 5,530

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

REVIEW DATE 08/29/2022 BY FRAK Total Acres: 1.32 Total Land Value: 9,900 Market: 0 Agricultural: 0 Common: 9,900 PRINTED 06/24/2026 BY SYS