

FORREST SPRINGS SUB LOT 6
OR 117 P 284 OR 525 P 608
OR 834 P 649

HINSON DAVID/HINSON JOYCE
91 GRAPEVINE DR
CRAWFORDVILLE, FL 32327

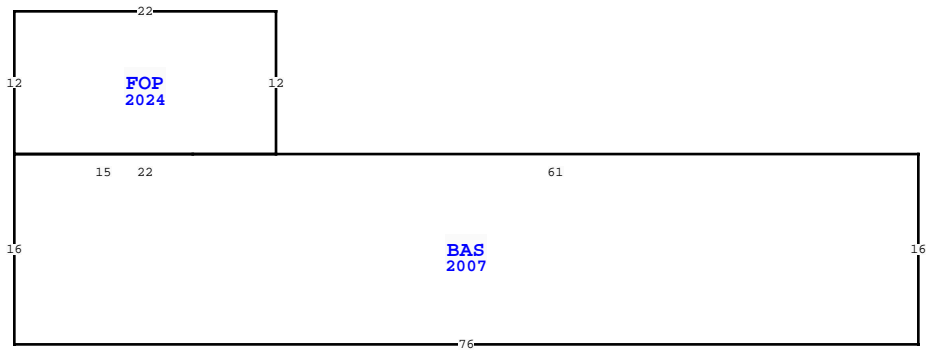
2024

19-2S-01E-276-04865-006



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
1.	1. 100				
00	N/A 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
1	MKT AREA		09		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2007	1,216	60,393
FOP	264	35	2024	92	4,569
TOTALS	1,480			1,308	64,962

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,308	107.5000	75.25	98,427	2006	2006	0	0	34.00	66.00
1 MOBILE HOM 0% - 0 Heated Area: 1216 HX Base Yr											



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	64,962		
TOTAL MARKET OB/XF VALUE	4,416		
TOTAL LAND VALUE - MARKET	113,220		
TOTAL MARKET VALUE	182,598		
SOH/AGL Deduction	29,348		
ASSESSED VALUE	153,250		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	153,250		
TOTAL JUST VALUE	182,598		
NCON VALUE	4,569		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	154,253		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014969	SAFETY INSP	0	12/10/2014
20071295	A/C	0	09/26/2007
20071242	MH-CO	0	09/14/2007
20051255	ELECTRICAL	0	08/18/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0834/0649	8/31/2010	WD	Q	I	01	93,500
GRANTOR: CALMBACHER LARRY & DI						
GRANTEE: HINSON DAVID & JOYCE						
0525/0608	2/26/2004	WD	Q	V		59,900
GRANTOR: ST JOE						
GRANTEE: CALMBACHER						

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	0625	PORT WD UT	0	0	20	8	160.00	SF	6.00	6.00	100	2005	2005	3	24	230	
2	0050	CARPORT UN	0	0	30	20	600.00	SF	9.00	9.00	100	2006	2006	3	66	3,564	
3	0625	PORT WD UT	0	0	24	11	264.00	SF	6.00	6.00	100	2006	2006	3	27	428	
4	0625	PORT WD UT	0	0	12	10	120.00	SF	6.00	6.00	100	2006	2006	3	27	194	

TOTAL OB/XF												4,416					
500 BOB MILLER RD, CRAWFORDVILLE																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS=[YR=2007;ORIG=0,0] W61 W15 S16 E76 N16 \$																	
FOP=[YR=2024;ORIG=-76,0] N12 E22 S12 W22 \$																	

LAND DESCRIPTION																								
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	0			0.00	0.00	13.32	AC		1.00	1.00	1.00	8,500.00	8,500.00	113,220							