

TRACT 5 FISHER CREEK UNREC
OR 123 P 675 OR 222 P 785
OR 230 P 262 OR 346 P 298

LAIRD CHRISTOPHER RYAN
30 CORBETT LANE
CRAWFORDVILLE, FL 32327

2024

19-2S-01W-187-03909-A05



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	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	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	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	2	MKT AREA	11
NEIGHBORHOOD/LOC	187.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2018
DCK	35	10	2018
TOTALS	1,175		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HOM	100%	- 2020									Heated Area: 1140	HX Base Yr 2020

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			78,198
TOTAL MARKET OB/XF VALUE			6,835
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			145,033
SOH/AGL Deduction			40,385
ASSESSED VALUE			104,648
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			54,648
TOTAL JUST VALUE			145,033
NCON VALUE			3,567
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,482
5 YR PRCL CK, 2-5-2024, PU XFOB USED GOOGLE EARTH			
MM LEFT DOOR HANGER			
ADD HX FOR 2020- LAIRD			
PU XFOB LN 2-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000220	MH SET-UP-CO	0	03/01/2018
027276	DW/MH	0	12/18/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1062/0303	1/25/2017	QC	U	V	30	100
GRANTOR: LAIRD TONY J						
GRANTEE: LAIRD CHRISTOPHER R						
0944/0762	11/20/2014	QC	U	V	30	100
GRANTOR: LAIRD TONY J						
GRANTEE: LAIRD CHRISTOPHER R						

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	0020	BARN, FRAME	0	100	28	24			12.00	100	2000	2000	3	20	1,613	
2	0620	WOOD UTL B	0	100	5	24			6.00	100	2000	2000	3	20	144	
3	0700	PORT BLDG	0	100	8	10			8.00	100	2000	2000	3	57	365	
4	0625	PORT WD UT	0	100	11	28			6.00	100	2014	2014	3	62	1,146	
9	0080	4' CHAINLI	0	100	260	0			13.00	100	2024	2021		93	3,143	
10	0956	PRIVACY FE	0	100	0	0			19.00	100	2024	2021		93	424	

BLD DATE		03/28/2018	FRSR	LGL DATE	03/28/2018	FRSR
XF DATE		03/28/2018	FRSR	AG DATE		
INC DATE				AG DATE		

BUILDING NOTES	
30 CORBETT LN, CRAWFORDVILLE	
BUILDING DIMENSIONS	
BAS=[YR=2018] W41 DCK=[YR=2018] N5 W7 S5 E7S W35 S15 E76 N15\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	100		RR1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							