

TRACT 27 FISHER CREEK SUB
 UNRECORDED OR 123 P 675
 OR 218 P 281 OR 557 P 884

ZELLNER GARY/ZELLNER PATRICIA ETAL
 154 FISHER CREEK DR
 CRAWFORDVILLE, FL 32327

2024

19-2S-01W-187-03909-A27

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	70
Exterior Wall	05	HARDIE BRD	30
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	70
Roof Cover	03	COMP SHNGL	30
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		4	100
Bathrooms		3	100
Stories	1.1	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	2,212	100	1997
BAS	588	100	2010
DCK	192	10	2005
FOP	112	35	2010
FSP	434	60	2005
UOP	64	25	2005
UOP	128	25	2005
TOTALS	3,730		

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% - 2015		82.46	261,068	1996	2010	0	0	26.00	74.00
Heated Area: 2800 HX Base Yr 2015											
BLD DATE	04/18/2017	RTJ/T	LGL DATE								
XF DATE	04/18/2017	RTJ/T	LAND DATE	04/18/2017	RTJ/T						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			193,190
TOTAL MARKET OB/XF VALUE			2,264
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			255,454
SOH/AGL Deduction			111,658
ASSESSED VALUE			143,796
TOTAL EXEMPTION VALUE	HX HB GX		69,019
BASE TAXABLE VALUE			74,777
TOTAL JUST VALUE			255,454
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,079
JS 5YR CK; CHG EXW			
CHANGE RCVR TO MOD MTL AND 30% SHINGLE			
5 YR PRCL CK. PU XFOP LN 4,5. DEL XFOP LN 6,7			
KOHL TRANSFRD/PORTED TO CITRUS COUNTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101073	RE-ROOF	0	10/29/2010
2009855	MOTHER IN LAW SUI	0	10/19/2009
21997	N/A	0	03/17/1997
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0953/0094	10/07/2014	WD Q	I 01
GRANTOR: KOHL DALE R & JEAN E			
GRANTEE: ZELLNER GARY & PATR			
0557/0884	9/15/2004	WD Q	I
GRANTOR: RINKEL			
GRANTEE: KOHL			
BUILDING NOTES			
BUILDING DIMENSIONS			
UOP=[YR=2005] W10 S8 E10 BAS=[YR=1997] W10 FSP=[YR=2005] N14 W31 S14 E31\$ W31 N14 W24 S14 W2 UOP=[YR=2005] W8 S8 E8 N8\$ S28 E34 DCK=[YR=2005] S12 E16 N12 W16\$ E33 N28\$ E6 BAS=[YR=2010] S32 FOP=[YR=2010] E14 S8 W14 N8\$ E14 N42 W14 S10\$ N8 W6\$.			

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
1	0700	PORT BLDG	0	100	8	12			8.00	100	1997	1997	3	54
2	0620	WOOD UTL B	0	100	20	20	SF	6.00	6.00	100	2003	2003	3	21
3	0625	PORT WD UT	0	100	10	8	SF	6.00	6.00	100	2003	2003	3	21
4	0055	PORTABLE C	0	100	25	18	SF	3.00	3.00	100	2011	2011	3	47
5	0055	PORTABLE C	0	100	20	18	SF	3.00	3.00	100	2011	2011	3	47
TOTALS														

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							