EVERGREEN ACRES UNIT 2
THE NORTH 175 FT TRACT 8
OR 32 P 477 OR 196 P 530

KAUFMAN CHARLES PHILLIP
87 ESTELLE DR
CRAWFORDVILLE, FL 32327

2024

20-3S-01W-039-04575-000

BUILDING CHARACTERISTICS

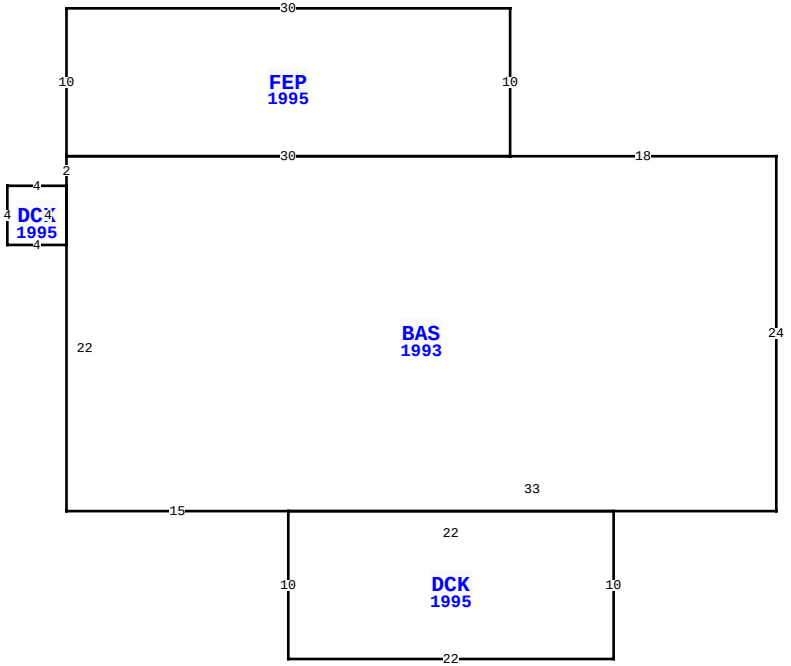
ELEMENT	CD	CONSTRUCTION
Foundation	00	N/A 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	03	FORCED AIR 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0200	MOBILE HOME
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	39.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	34,614
DCK	16	10	1995	2	60
DCK	220	10	1995	22	661
FEP	300	85	1995	255	7,662
TOTALS	1,688			1,431	42,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,431	87.6000	61.32	87,749	1992	1992	0	0	0	51.00	49.00

1 MOBILE HOM 100% - 2017 Heated Area: 1407 HX Base Yr 2017



87 ESTELLE DR, CRAWFORDVILLE

BLD DATE	04/09/2018	RTTP	LGL DATE		
XF DATE	04/09/2018	RTTP	LAND DATE	04/07/2010	JBHC
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,997
TOTAL MARKET OB/XF VALUE	1,105
TOTAL LAND VALUE - MARKET	22,800
TOTAL MARKET VALUE	66,902
SOH/AGL Deduction	32,604
ASSESSED VALUE	34,298
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	9,298
TOTAL JUST VALUE	66,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,527

JS 5YR CK, PU XFOB 2/13/2023
5 YR PRCL CHK DEL XFOB LN 2-5
ADD HX FOR 2017
RP #'S 12610073 & 12610074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22954	N/A	0	11/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0399	2/26/2024	QC	U	I	11	100
GRANTOR: KAUFMAN AMANDA JEAN						
GRANTEE: KAUFMAN CHARLES PHI						
0992/0306	2/17/2016	WD	U	I	37	67,200
GRANTOR: MEADOWS RALPH E						
GRANTEE: KAUFMAN CHALRES PHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FEP=[YR=1995] N10 W30 S10 E30$ W30 S2
DCK=[YR=1995] W4 S4 E4 N4$ S22 E15 DCK=[YR=1995] S10 E22
N10 W22$ E33 N24$.

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	0080	4' CHAINLI	0	100	0	0	425.00	LF	13.00	13.00	100	1993	1993	3	20	1,105	
9	0625	PORT WD UT	0	100	20	10	200.00	SF	0.00	0.00	100	2024	2020	AV	89	0	

LAND DESCRIPTION

TOTAL OB/XF 1,105

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			175.00	175.00	1.00	LT		1.00	1.00	0.60	38,000.00	22,800.00	22,800							

REVIEW DATE 02/13/2023 BY JSAW Total Acres: 0.70 Total Land Value: 22,800 Market: 0 Agricultural: 0 Common: 22,800 PRINTED 04/22/2026 BY SYS