



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	04	PLYWOOD	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
Condition Adj	10	POOR	100
Quality	03	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
BAS	1,248	100	1995
DCK	16	10	1996
TOTALS	1,264		
			1,250
			9,405

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
1	MOBILE HOM	0%	- 2024		47,025	1990	1990	0	0	20	53.00	20.00	
Heated Area: 1248 HX Base Yr													
45 FONTAINE CIR, CRAWFORDVILLE													
BLD DATE	05/12/2017			RTJT	LGL DATE				AG DATE				
XF DATE	05/12/2017			RTJT	LAND DATE	04/07/2010			JBHC				
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			9,405
TOTAL MARKET OB/XF VALUE			14,318
TOTAL LAND VALUE - MARKET			30,400
TOTAL MARKET VALUE			54,123
SOH/AGL Deduction			0
ASSESSED VALUE			54,123
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			54,123
TOTAL JUST VALUE			54,123
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			35,184
DEMO OLD MH,XFOBS, PU NEW MH, GUEST COTTAGE,			
JS 5 R CK, N/C			
5 YR PRCL CK, CORR CODE ON XFOB LN 2			
PU NEW TRAV,FRM,CHG EXW;PU XFOB#3-5;5 YR CK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00014	MH-CO		03/12/2024
OBN24-00014	MH AS GUEST COTTA		03/12/2024
19741	N/A	0	06/13/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/0154	7/14/2023	WD	Q	I	01	50,000
GRANTOR: MAJESTIC ACRES LLC						
GRANTEE: ROBERSON TIMOTHY &						
1287/0285	10/12/2022	WD	Q	I	01	30,000
GRANTOR: DIXON DOUGLAS L JR &						
GRANTEE: MAJESTIC ACRES LLC						

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	0220	POOL VINYL	0	0	16	32	512.00	SF	60.00	60.00	100	1995	1995	3	40	12,288	
2	0211	CONCRETE W	0	0	0	0	900.00	SF	6.00	6.00	100	1995	1995	3	20	1,080	
3	0700	PORT BLDG	0	0	8	10	80.00	SF	8.00	8.00	100	1996	1996	3	53	339	
4	0955	PRIVACY FE	0	0	0	0	130.00	LF	15.00	15.00	100	1996	1996	3	0	0	
5	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1990	1990	3	47	611	
TOTAL OB/XF 14,318																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1995] W52 S24 E24 DCK=[YR=1996] S4 E4 N4 W4\$ E28 N24\$.													

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	0			135.00	212.00	1.00	LT		1.00	1.00	0.80	38,000.00	30,400.00	30,400							