21-3S-1W P-3-21-M-64
KNOWN AS LOT 6 OF EAST IVAN ESTATES UNRECORDED

LOUQUE CHRISTY
80 SUE LANE
CRAWFORDVILLE, FL 32327

2024

21-3S-01W-000-04611-021

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	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
Quality	03	AVERAGE
DOR CODE	0200	MOBILE HOME

MAP NUM: 2 | MKT AREA: 10

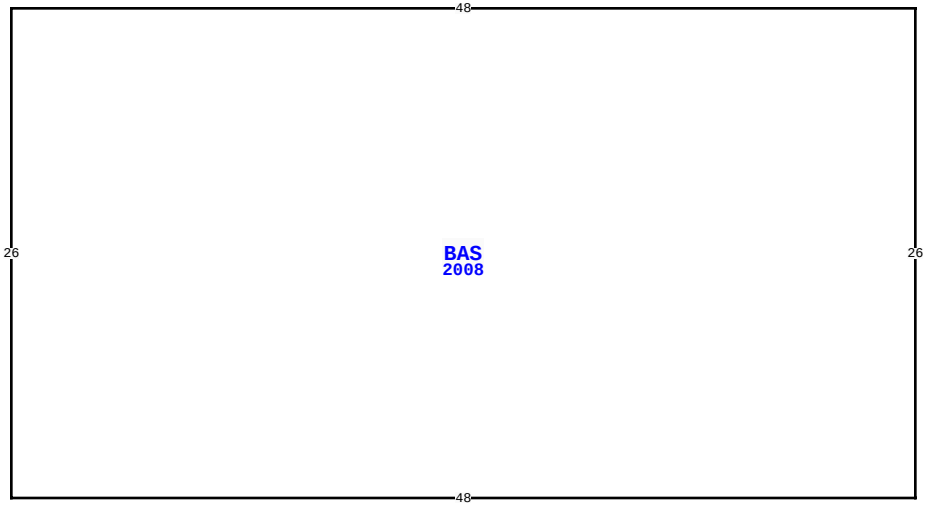
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2008	1,248	65,738
TOTALS	1,248			1,248	65,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,248	107.5000	75.25	93,912	2008	2008	0	0	0	30.00	70.00

1 MOBILE HOM 100% - 2020 Heated Area: 1248 HX Base Yr 2020



80 SUE LN, CRAWFORDVILLE

BLD DATE	08/13/2020 RTLC	LGL DATE	
XF DATE	08/13/2020 RTLC	LAND DATE	04/07/2010 JBHC
INC DATE		AG DATE	

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	0170	GARAGE UNF	0	100	20	20	400.00	SF	25.00	25.00	100	1990	1990	3	47	4,700	
2	0940	OPEN SHED	0	100	20	11	220.00	SF	4.00	4.00	100	1990	1990	3	20	176	
3	0940	OPEN SHED	0	100	20	10	200.00	SF	4.00	4.00	100	1990	1990	3	20	160	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		65,738
TOTAL MARKET OB/XF VALUE		5,036
TOTAL LAND VALUE - MARKET		7,575
TOTAL MARKET VALUE		78,349
SOH/AGL Deduction		10,934
ASSESSED VALUE		67,415
TOTAL EXEMPTION VALUE	HX HB	42,415
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		78,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,451

CORRECTION R200097 LATE FILE HX APPLIED.
2020 LATE FILE HX APPLIED LOUQUE
5 YR PRCL CK, N/C
PORTED 2019 VALUES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000372	REROOF	0	03/27/2019
2008764	MECH-AC	0	09/05/2008
2008743	DWMH-CO	0	08/28/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1112/0420	5/31/2019	WD	Q	I	01	110,000
GRANTOR: MCDANIEL JUSTIN & JES						
GRANTEE: LOUQUE CHRISTY						
0773/0128	9/19/2008	WD	Q	V		25,000
GRANTOR: BOX RANDY E.						
GRANTEE: MCDANIEL JUSTIN R.						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W48 S26 E48 N26$.

LAND DESCRIPTION

TOTAL OB/XF 5,036

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			0.00	0.00	1.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,575							

REVIEW DATE 08/13/2020 BY RTLC Total Acres: 1.01 Total Land Value: 7,575 Market: 0 Agricultural: 0 Common: 7,575 PRINTED 04/29/2026 BY SYS