SEC.22-2S-1W CYPRESS COVE
SUBD. LOT 5 OR 67 P.221
OR 185 P 636 OR 212 P 503

PHILLIPS LISA ANN ET AL/CRISSMAN TAMMY RENEE ETAL
70 ROYAL OAKS CT
CRAWFORDVILLE, FL 32327

2024

22-2S-01W-185-03945-A05

BUILDING CHARACTERISTICS

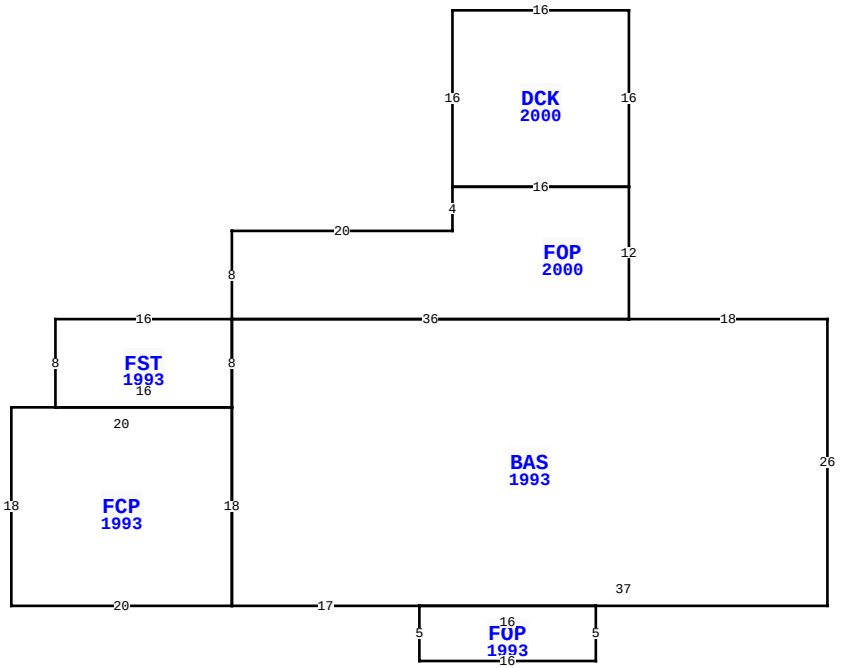
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	01	NONE 100
Air Condition	02	WINDOW 100
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	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1993	1,404	31,297
DCK	256	10	2000	26	579
FCP	360	25	1993	90	2,006
FOP	80	35	1993	28	624
FOP	352	35	2000	123	2,742
FST	128	65	1993	83	1,850
TOTALS	2,580			1,754	39,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	02	1,754	96.5000	67.55	118,483	1991	1991	0	0	15	52.00	33.00

1 MOBILE HOM 0% - 2024 Heated Area: 1404 HX Base Yr



BLD DATE	08/03/2017 RTJT	LGL DATE	
XF DATE	08/03/2017 RTJT	LAND DATE	08/03/2017 RTJT
INC DATE		AG DATE	

70 ROYAL OAKS CT, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	39,099
TOTAL MARKET OB/XF VALUE	15,238
TOTAL LAND VALUE - MARKET	25,500
TOTAL MARKET VALUE	79,837
SOH/AGL Deduction	0
ASSESSED VALUE	79,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,837
TOTAL JUST VALUE	79,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,651

5 YR PRCL CK, CORR CODE ON XFOB LN 1
BY PO FOR 2018.
2017 TRIM UNRTND BY PO, SEE IF HX CARD RTN
2017 QUESTIONNAIRE UNRTND. RCK 2018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
024990	POOL	0	04/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0044	9/20/2023	OR	U	I	30	100
GRANTOR: ESTATE OF JACK RONALD						
GRANTEE: PHILLIPS LISA, CRIS						
0212/0503	6/01/1993	WD	U	I		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FOP=[YR=2000] N12 DCK=[YR=2000] N16 W16 S16 E16$ W16 S4 W20 S8 E36$ W36 FST=[YR=1993] W16 S8 E16 N8$ S8 FCP=[YR=1993] W20 S18 E20 N18$ S18 E17 FOP=[YR=1993] S5 E16 N5 W16$ E37 N26$.

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	0211	CONCRETE W	0	0	0	0	430.00	SF	6.00	6.00	100	1999	1999	3	20	516	
2	0700	PORT BLDG	0	0	10	16	160.00	SF	8.00	8.00	100	1990	1990	3	47	602	
3	0080	4' CHAINLI	0	0	0	0	750.00	LF	13.00	13.00	100	1990	1990	3	20	1,950	
5	0220	POOL VINYL	0	0	16	30	480.00	SF	60.00	60.00	100	1999	1999	3	40	11,520	
6	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	

LAND DESCRIPTION

TOTAL OB/XF 15,238

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 06/01/2022 BY JS Total Acres: 0.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 04/01/2026 BY SYS