P-1-3-M-76
OR 214 P 181 OR 825 P 148
AFFDVT APPRVL LAND DIVISION

VAILLANCOURT DANIEL ROBERT/ATKINSON CHRISTINA DANN
66 FAWN LN
CRAWFORDVILLE, FL 32327

2024

22-3S-01E-000-05401-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	07	PIER BLOCK 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 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0200	MOBILE HOME

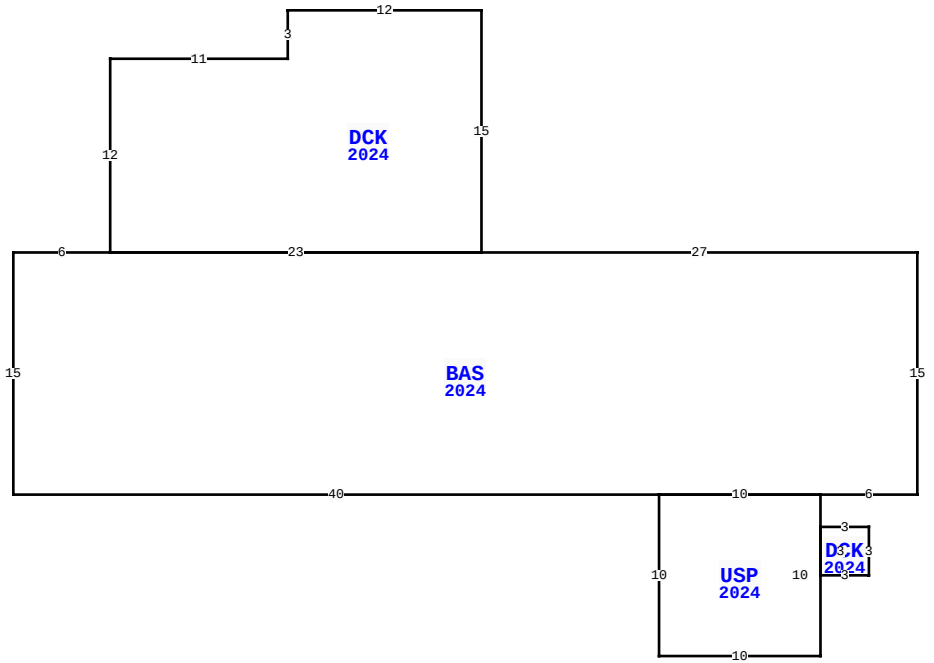
MAP NUM: 1 | MKT AREA: 09
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	37,538
DCK	9	10	2024	1	44
DCK	312	10	2024	31	1,385
USP	100	50	2024	50	2,234
TOTALS	1,261			922	41,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	922	112.0000	78.40	72,285	2000	2000	0	0	0	43.00	57.00

1 MOBILE HOM 100% - 2024 Heated Area: 840 HX Base Yr 2024



66 FAWN LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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
2	0700	PORT BLDG	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,202
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		81,202
SOH/AGL Deduction		0
ASSESSED VALUE		81,202
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,202
TOTAL JUST VALUE		81,202
NCON VALUE		41,202
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,500

MH HAS BEEN THERE SO PU IN CURRENT YR.
5 YR PRCL CK, PU MH WITH NO PERMIT, PU 2 PRT MTL U
SITUS ADDR UPDATED TO 66 FAWN LANE PER RESEARCH WI
NEW PRCL 5 AC S/O FROM 05401-003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0339	8/08/2023	WD	U	V	11	100
GRANTOR: BAGWELL WILSON KNOX &						
GRANTEE: VAILLANCOURT DANIEL						
0825/0148	5/07/2010	WD	Q	I	05	412,000
GRANTOR: ORTEGA BENEDICTO AKA						
GRANTEE: BAGWELL WILSON KNOX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-60,-20] E6 E23 E27 S15 W6 W10 W40 N15 $
USP=[YR=2024;ORIG=-20,-5] E10 S10 W10 N10 $
DCK=[YR=2024;ORIG=-10,-3] E3 S3 W3 N3 $
DCK=[YR=2024;ORIG=-54,-20] N12 E11 N3 E12 S15 W23 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							

REVIEW DATE 03/07/2024 BY Nwatts Total Acres: 5.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/01/2026 BY SYS