

P-9-5-M-50C .23 AC M/L BEING
70 X 140 FT IN THE NE 1/4
OF THE SE 1/4 OF SECT 23

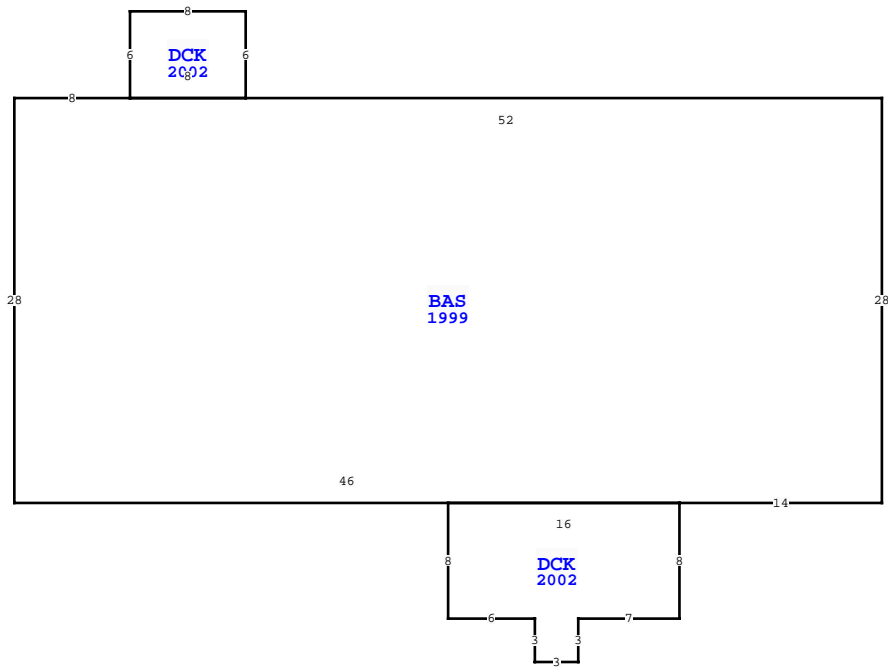
PHINNEY MARLENE E
150 WILD TURKEY CIRLE
CRAWFORDVILLE, FL 32327

2024

23-4S-02W-000-02022-005

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	13	GALVALUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT VINYL		50	
Interior Floor	14	CARPET		50	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				3	100
Bathrooms				2	100
Stories	0			0	100
Class	00	N/A		100	
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0200	MOBILE HOME			
MAP NUM	5	MKT AREA		08	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1999	1,680	78,674
DCK	48	10	2002	5	234
DCK	137	10	2002	14	656
TOTALS	1,865			1,699	79,564

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,699	111.5000	78.05	132,607	1999	2003	0	0	40.00	60.00
1 MOBILE HOM			100% - 2015	Heated Area: 1680			HX Base Yr 2015				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			79,564
TOTAL MARKET OB/XF VALUE			2,436
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			92,000
SOH/AGL Deduction			35,514
ASSESSED VALUE			56,486
TOTAL EXEMPTION VALUE	HX HB	31,486	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			92,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,990
PU XFOB.			
MM 5 YR CK, CH RCVR, ADJ EYB 1999-2003 RFOVR,			
5 YR PRCL CK, CHG HTTP			
OR947/84			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000307	ROOF OVER-CO	0	07/13/2020
25428	DW MH	0	07/19/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0290/0767	12/31/1996	WD Q	V			2,000
GRANTOR: PHINNEY ERNEST A & MA						
GRANTEE:						

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	0080	4' CHAINLI	0	100	0	434.00	LF	13.00	13.00	100	1999	1999	3	20	1,128	
2	0055	PORTABLE C	0	100	20	400.00	SF	3.00	3.00	100	2003	2003	3	21	252	
3	0625	PORT WD UT	0	100	14	140.00	SF	6.00	6.00	100	2009	2009	3	39	328	
4	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1999	1999	3	56	728	
TOTALS															2,436	

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	100			0.00	0.00	2.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	10,000							